



THE STORY OF

9 Astley Crescent

Hunstanton, Norfolk

SOWERBYS

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Hunstanton, Norfolk
PE36 6HA



Attractive Chalet Bungalow

Living and Dining Room with View of Garden

Modern Kitchen and Separate Utility Room

Three Double Bedrooms and Two Bathrooms

Good Decorative Order Throughout

Enclosed Rear Garden

Large Driveway

No Onward Chain



SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“We would describe our home as spacious,
warm and homely.”

Located in a tranquil area just a short stroll from the beach, 9 Astley Crescent presents itself as an appealing three bedroom chalet bungalow meticulously maintained by its current owner.

The spacious living room, adorned with french doors leading to the patio, seamlessly connect the dining room and outdoors together perfect for intimate gatherings with family and friends. Overlooking the greenery, the kitchen provides a delightful view. A convenient

utility room, complete with a shower cubicle, proves ideal for rinsing off after a sandy beach walk. One sizable bedroom enjoys a rear garden view, another double bedroom faces the front, and a well-appointed family bathroom completes the ground floor.

Ascend to the first floor to discover the principal bedroom boasting dual aspects and scenic sea views at the rear. An ensuite, featuring both a bath and shower cubicle, adds to the allure.





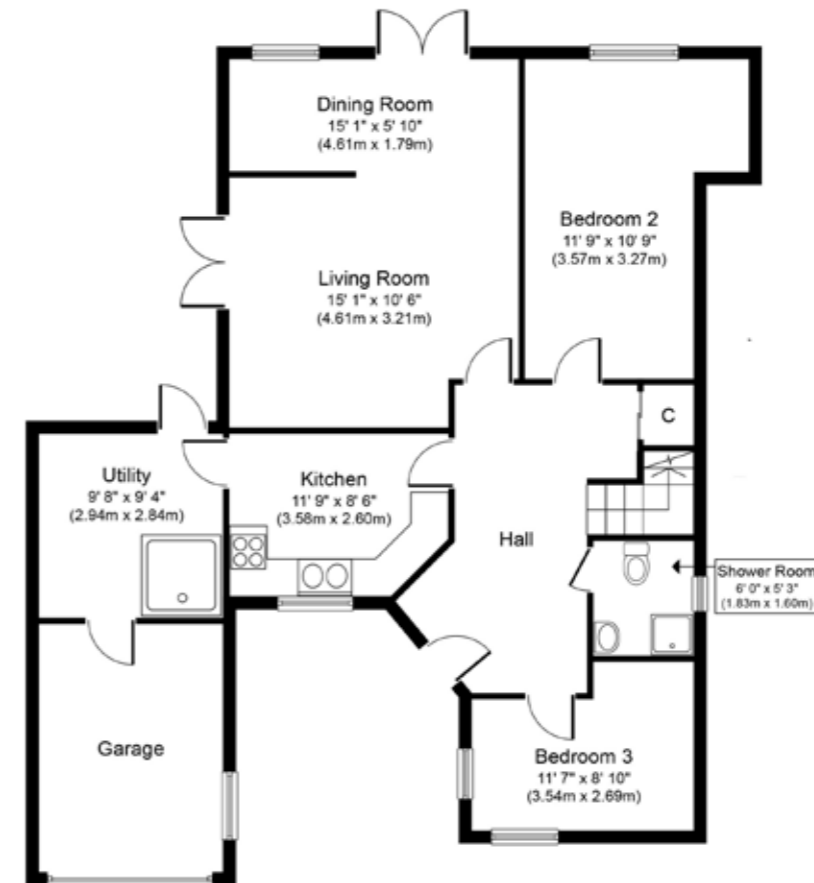
At the front, the property features a shingled area for easy maintenance, providing ample parking, complemented by a small garage with an up-and-over door. The rear garden, predominantly well-kept lawn, showcases a variety of mature plants, shrubs, and trees, along with a charming patio area.

“This has been a fantastic holiday home for us, we particularly loved sitting in the garden.”





First Floor
Approximate Floor Area
331 sq.ft.
(30.8 sq.m.)



Ground Floor
Approximate Floor Area
1,077 sq.ft.
(100.1 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

Hunstanton

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight

slowly fade. Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives.

With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.



Note from the Vendor



“Weekends spent here in the summer would consist of walking along the beach to Old Hunstanton.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via gas.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0535-3932-0209-0307-0204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///prevented.letters.flame

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SOWERBYS



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