



THE STORY OF

27b Homefields Road

Hunstanton, Norfolk

SOWERBYS

S

THE STORY OF

27b Homefields Road

Hunstanton, Norfolk
PE36 5HL



Short Walk to Beach and High Street

Distant Sea Views

Four Double Bedrooms

En-suite, Family Bathroom and Downstairs WC

Modern External Doors

Off-Street Parking and Garage

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“The home has an abundance of light from the southerly aspect.”

Just a leisurely stroll away from both the gorgeous beach and the buzzing high street, you'll discover 27b Homefields Road—a charming three-story townhouse that epitomises the perfect family residence, holiday retreat, or rental property. Boasting four bedrooms, two bathrooms, and convenient off-street parking with a garage, this home offers a delightful blend of comfort and convenience.

Upon entering, the property's airy and well-lit ambiance immediately captivates. The ground floor hosts a welcoming lounge adorned with wooden flooring and a central fireplace, creating a cosy and inviting space for relaxation. The generously proportioned kitchen, meticulously maintained since the

property's construction, serves as the social heart of the home. Double doors open onto the low-maintenance south-facing garden, providing an idyllic spot to bask in the summer sun. Completing the ground floor is a convenient WC tucked beneath the stairs.

Ascend to the first floor to find two double bedrooms, with the principal bedroom standing out with its large bay window offering a distant view of the sea, complemented by an en-suite shower room. The second bedroom is serviced by a well-appointed family bathroom.

The second floor unveils two additional double bedrooms, ideal for guests or versatile office/study spaces, each offering distant sea views.





Outside, a low-maintenance south-facing garden beckons, providing access to the rear garage and parking space.

27b Homefields Road is a residence that any owner would take pride in. Its versatile layout makes it an exceptional choice for a family home, a holiday retreat, or a rental property.





SOWERBYS — a new home is just the beginning

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.
 Copyright V360 Ltd 2023 | www.houseviz.com

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



“We love the close proximity to the beach and local shops.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2337-2922-5309-0713-2206

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: ///rebel.delighted.raking

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL