



THE STORY OF

# 72 Cliff Parade

*Hunstanton, Norfolk*

**SOWERBYS**



S

THE STORY OF

# 72 Cliff Parade

Hunstanton, Norfolk  
PE36 6EJ



Spacious Home

Large Sitting Room

Kitchen and Dining Room

Ground Floor Shower Room

Three First Floor Bedrooms

Three En-Suites

Incredible Sea Views

Good Size Garden

Ample Parking



SOWERBYS HUNSTANTON OFFICE  
01485 533666  
hunstanton@sowerbys.com



“Living here has given us an escape from busy home life and a chance to relax”

Welcome to 72 Cliff Parade, a stunning four-bedroom chalet bungalow nestled gracefully along the picturesque seafront, offering unparalleled views of the sea, lighthouse, and breathtaking sunsets.

Upon entering, you are greeted by a sense of space, with the impressive sitting room stretching over 22 Sq. Ft. inviting you to unwind in comfort and perhaps hear the sound of the waves crashing against the cliffs.

The heart of the home lies in the spacious kitchen/dining room, the perfect place for family and friends to catch up and also enjoy views over the rear garden.

A versatile reception room, bathed in natural light, offers the flexibility to be utilised as an additional bedroom or a second sitting room, with a shower room across the hall.







Moving up to the first floor three double bedrooms await, each boasting their own en-suites. Yet, it is the principal bedroom that truly captivates, commanding attention with its panoramic vistas of the sea, while the indulgent en-suite beckons with the promise of luxurious pampering, featuring both a bath and shower.



“We’ve enjoyed the sea views from the principal bedroom and watching the changing seasons”



Step outside into the expansive garden with a large lawn punctuated by a charming summer house, an idyllic spot for outdoor dining.

A patio area provides the perfect setting for entertaining guests amidst the gentle sea breeze, while convenient access to the garage ensures effortless storage for all your recreational pursuits.







First Floor  
Approximate Floor Area:  
779 sq. ft  
(72.38 sq. m)



Garage  
Approximate Floor Area:  
371 sq. ft  
(34.50 sq. m)

Ground Floor  
Approximate Floor Area:  
1066 sq. ft  
(99.00 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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://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



“Walking along the beach to old Hunstanton, then stopping for a drink before heading back, is a family favourite”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

C. Ref:- 0712-4029-6000-0988-9226

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: ///hotspots.spine.shatters

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