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THE STORY OF

1 Sea Lane

Old Hunstanton, Norfolk

SOWERBYS

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1 Sea Lane

Old Hunstanton, Norfolk,
PE36 6JN

Charming and Full of Character

Detached Cottage

Three Double Bedrooms

One Bathroom and a Shower Room

Walking Distance to the Beach, Pub and Shop

Off-Street Parking

South Facing Garden

SOWERBYS HUNSTANTON OFFICE

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“1 Sea Lane has been a wonderful family home for many years and is now ready for new owners to enjoy and put their own stamp on.”

Owned by multiple generations, 1 Sea Lane is a fine example of a charming ‘Chocolate Box’ Cottage. The property was renovated fully in previous years and the work included damp proofing and reroofing which has since stood the test of time perfectly.

The property sits in a prime spot with just a short stroll to the handy post office, popular pubs and gorgeous sandy dune beaches.

The property is well-proportioned with adaptable ground floor living space, with three double bedrooms and shower room

upstairs. The kitchen breakfast room with well-equipped with plenty of storage and enough space for a breakfast table.

There is a utility space and cloakroom as you enter the front porch, a handy area to put sandy shoes from the walk at the beach.

A downstairs bathroom is ideal to wash the muddy dogs after a long country walk. The sitting room is well-proportioned with a brick-built fireplace, which is great to cosy up to on a winters evening.





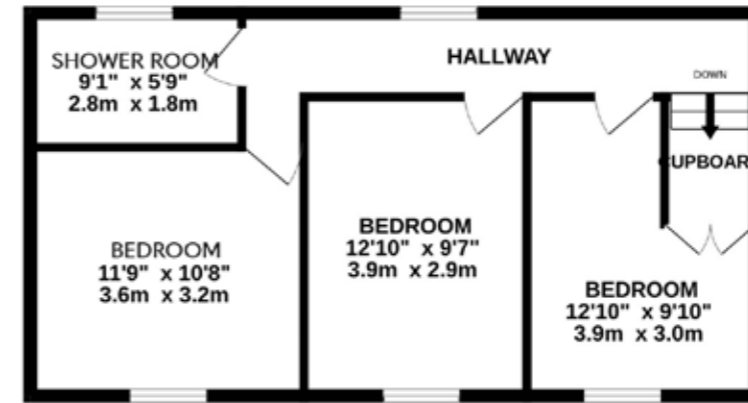
The south facing garden is bursting with colour with an abundance of flowers, shrubs and bushes and is evident that it has been the current owner's pride and joy.

There is a summer house located in the corner of the garden that captures sun all day and is the perfect spot to sit and relax in on a summer afternoon. There is off-street parking for several vehicles with easy access to the beautiful North Norfolk Coast.

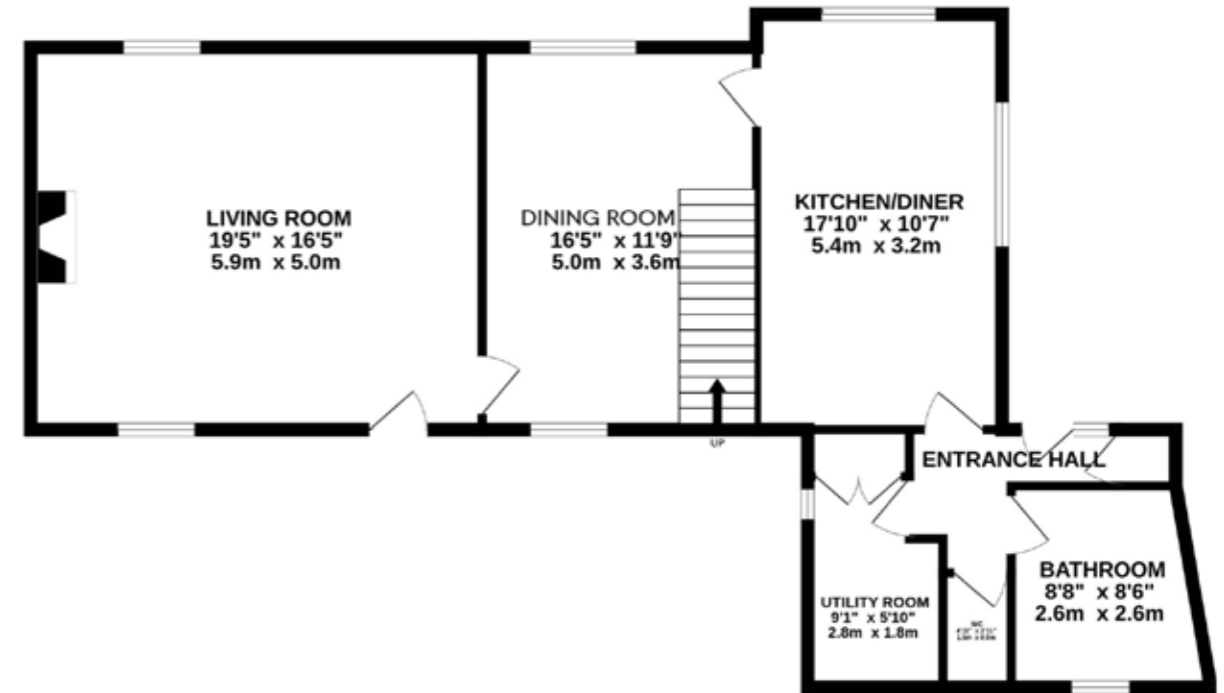
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1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



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.

ALL THE REASONS

Old Hunstanton

IN NORFOLK
IS THE PLACE TO CALL HOME



It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to

some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home.

Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.



Note from Sowerbys



“The south facing garden is bursting with colour with an abundance of flowers, shrubs and bushes and is evident that it has been the current owner's pride and joy.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0514-3922-8202-6562-4200

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: ///decency.icicles.skirting

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



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