



THE STORY OF

2 Queens Gardens

Hunstanton, Norfolk

SOWERBYS



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2 Queens Gardens

Hunstanton, Norfolk
PE36 6HD

No Onward Chain

Potential to Improve

Most Sought After Location

Large Garden with Orchard

Ample Off-Street Parking

Located at 'Lighthouse End' of Hunstanton

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This three bedroom detached chalet, situated in the highly sought-after 'Lighthouse End' of Hunstanton, offers a wonderful opportunity for those looking to create a bespoke home in a prime location. Although in need of modernisation throughout, the potential of this property is immediately apparent.

Downstairs, the large lounge provides a spacious area for relaxation and entertaining, leading into a conservatory that spans nearly the entire width of the property. The conservatory offers a tranquil space to enjoy views of the lawned south-facing garden, perfect for summer afternoons and evening gatherings. There is ample space to extend the bungalow into the rear garden, subject to the relevant consents. The kitchen, while in need of updating, offers a practical layout and direct access to the single garage. Additionally, the ground floor features a bedroom and a WC.

Upstairs, the property includes two more bedrooms. The main bedroom is notable for its generous size and features a large dressing area or potential nursery, offering flexibility to suit your needs. An upstairs bathroom serves these bedrooms.

To the front there is ample parking for multiple vehicles on a gravel drive which leads to a single garage. The rear garden is south-facing and private. There is a small summer house and a second garden used as an orchard beyond. Living in this bungalow means enjoying the charm and amenities of Hunstanton, with the added prestige of residing in one of its most desirable areas. The 'Lighthouse End' is renowned for its picturesque views and proximity to the coast, making this property a perfect canvas for creating a dream home by the sea.





First Floor
Approximate Floor Area
509 sq. ft
(47.32 sq. m)



Ground Floor
Approximate Floor Area
1,309 sq. ft
(121.58 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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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from Sowerbys



"...a tranquil space to enjoy views of the south-facing garden."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 1834-0723-1300-0215-9202

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: ///mistaking.money.flattens

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SOWERBYS

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for the homeless

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