



THE STORY OF
26 Kings Road

Hunstanton, Norfolk

SOWERBYS



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26 Kings Road

Hunstanton, Norfolk
PE36 6ES

Detached House

Sea Front Location

Spacious Accommodation

Sitting Room

Snug

Attractive Kitchen

Utility Room

Five Bedrooms

Two Family Bathrooms

Car Port and Garage

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Located just moments from the scenic seafront, this exquisite four-bedroom detached home offers the perfect blend of modern luxury and coastal charm. Recently extended and meticulously modernised, this property promises a lifestyle of comfort, space, and breathtaking views.

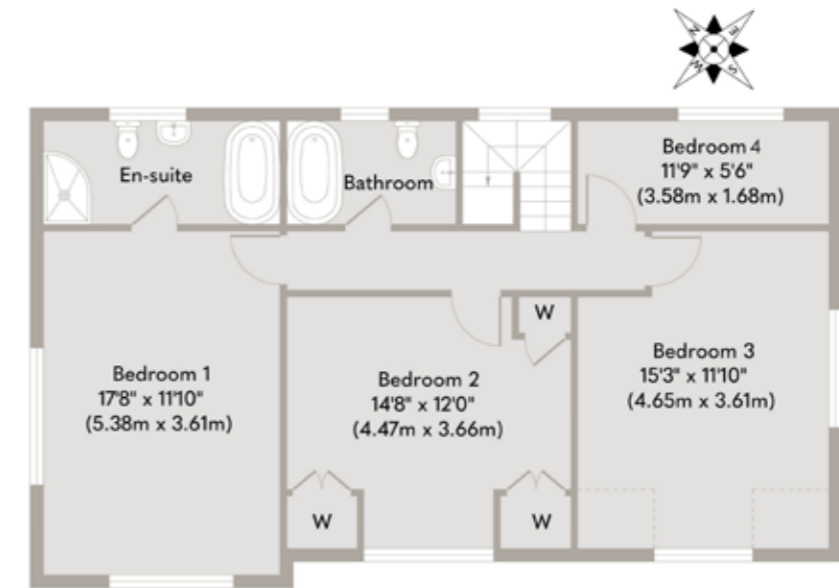
As you step inside, you'll be greeted by a generously proportioned sitting room, an ideal space for both relaxation and entertaining. Adjacent to this is a cosy snug, where you can unwind while enjoying tranquil views over the beautifully landscaped garden. The heart of the home is the contemporary kitchen, fitted with high-end appliances, ample storage, and a layout designed for both practicality and style. The nearby utility room and convenient downstairs W.C. add to the home's functional appeal.

The first floor hosts four well-appointed bedrooms, each designed to offer a peaceful retreat. The principal bedroom is a true highlight, boasting panoramic views of the iconic lighthouse, a sight that will make waking up each morning a joy. Two modern bathrooms, elegantly finished, complete this level, ensuring comfort for the entire family.

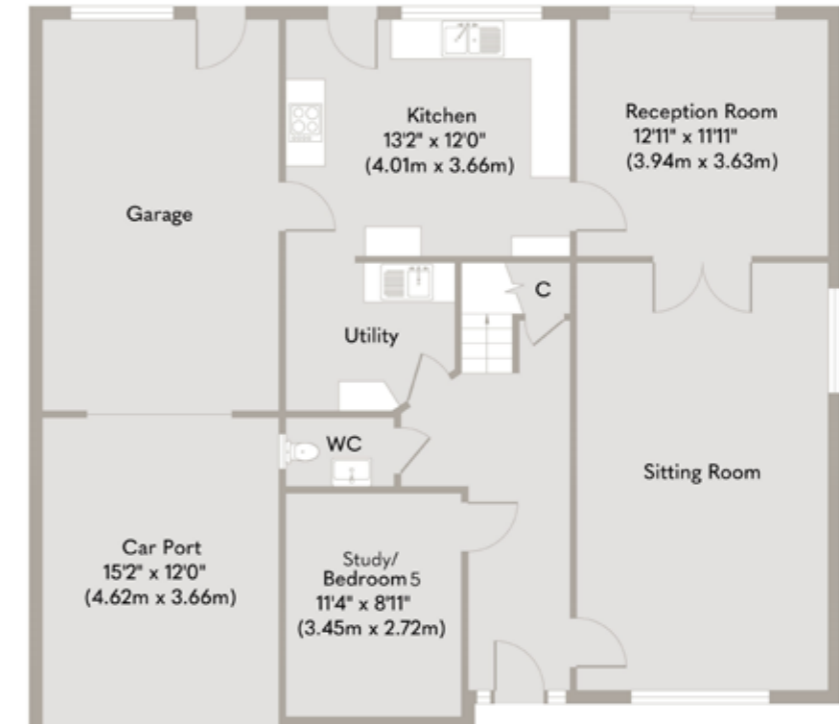
Outside, the front of the property features ample parking space, complemented by a carport and a secure garage. The expansive rear garden is predominantly laid to lawn, offering plenty of space for outdoor activities, while a spacious patio provides the perfect spot for al-fresco dining or summer barbecues. Two brick-built outbuildings offer additional versatility—one would make an ideal workshop or home office, while the other is perfect for storing garden equipment.

Imagine starting your day with a stroll along the nearby seafront, and ending it in your private garden, watching the lighthouse illuminate the night sky.





First Floor



Garage Ground Floor

Ground Floor Approximate Floor Area 947 sq.ft (87.96 sq.m) (Excluding Garage)
 First Floor Approximate Floor Area 879 sq.ft (81.66 sq.m)
 Garage Approximate Floor Area 432 sq.ft (40.13 sq.m)
 Approx. Gross Internal Floor Area 2258 sq.ft (209.75 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



“This exquisite four-bedroom detached home offers the perfect blend of modern luxury and coastal charm.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 8191-5935-8429-2207-0933

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: ///ends.lightbulb.classmate

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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for the homeless

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Norfolk and
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 Cancer
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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

