



THE STORY OF

# 17 Smugglers Close

*Old Hunstanton, Norfolk*

**SOWERBYS**





THE STORY OF

# 17 Smugglers Close

Old Hunstanton, Norfolk  
PE36 6JU

---

Immaculately Presented Detached Home

Spacious Accommodation

Modern Kitchen/Breakfast Room

Multi-Generational Living

Three Bathrooms

Double Garage and Off-Street Parking

Easy Access to Beach and Golf Course

Beautiful Sunset View

---

**SOWERBYS HUNSTANTON OFFICE**

01485 533666

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)







This immaculate detached property offers a rare combination of luxurious living and breathtaking views of the sea, overlooking the Championship Golf Course. The home has been thoughtfully updated throughout by the current owners, with a sleek new kitchen and modern bathrooms that blend style and functionality.

The spacious interior is designed for both comfort and elegance, making it an ideal setting for family life and entertaining, with the main living areas being located upstairs to maximise the views. Large windows throughout the home frame the stunning sea views, filling the space with natural light and a sense of tranquillity.

The new kitchen, with its clean lines and contemporary finishes, serves as the heart of the home, perfect for cooking and gathering. Perhaps the show piece of the property is the large balcony overlooking the golf course and beach, ideal to entertain or enjoy peacefully. A separate sitting room is also located upstairs as well as the principal bedroom added, which is very spacious and boasts built in wardrobes and a modern en-suite. A further reception room completes the upstairs accommodation.

Downstairs four well-appointed bedrooms offer restful retreats, with one having an en-suite and the others being served by a modern bathroom and a shower room. A handy utility is also located downstairs off the rear garden.

Outside, the property continues to impress with off-street parking on a gravel drive leading to a double garage. The rear garden is a mainly grass with vibrant flowers adding bursts of colour and a summer house providing a peaceful spot to unwind or entertain.

With easy access to the beach and the prestigious golf course right at your doorstep, this property offers a lifestyle of both relaxation and activity, where every day feels like a retreat.





Ideal to entertain  
but equally to enjoy  
peacefully...







**First Floor**  
 Approximate Floor Area  
 1497 sq. ft  
 (139.06 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 1497 sq. ft  
 (139.06 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 2024 | [www.houseviz.com](http://www.houseviz.com)



# Old Hunstanton

A POPULAR DESTINATION COME HOLIDAY OR 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



“A rare combination of luxurious living and breathtaking views of the sea.”

Old Hunstanton Beach.



### SERVICES CONNECTED

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

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

B. Ref:- 0634-7928-5400-0517-0292

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: ///reporter.pipes.scorpions

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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

