



THE STORY OF

# 19 Victoria Avenue

*Hunstanton, Norfolk*

SOWERBYS



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# 19 Victoria Avenue

Hunstanton, Norfolk  
PE36 6BX

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No Onward Chain

Character Property

Walking Distance to Beach and High Street

Off-Street Parking

Spacious Lounge/Dining Room

Kitchen/Dining Room

Four Bedrooms

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**SOWERBYS HUNSTANTON OFFICE**  
01485 533666  
[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)





Located in the heart of Hunstanton's historic seaside area, this charming Victorian property is just a short stroll from the high street and the iconic sunset beach, offering a unique opportunity to make a piece of the town's history your own. Having been cherished by the same family for over 40 years, this home is now ready to welcome new owners to refresh and personalise it to their own tastes.

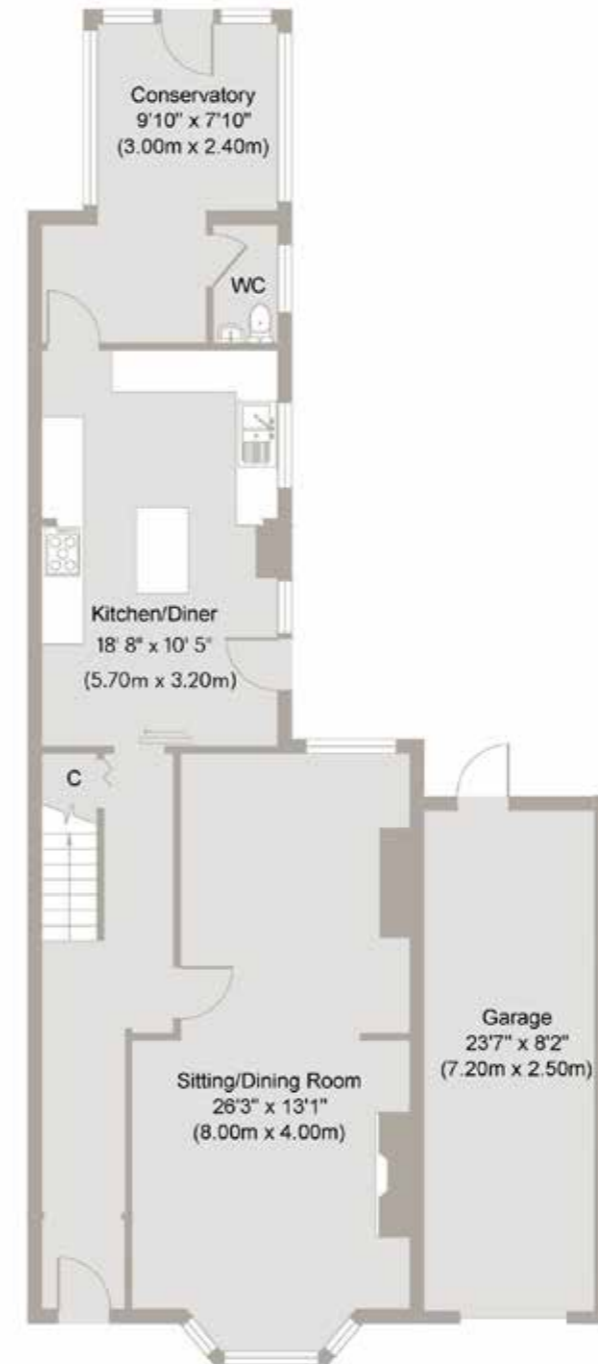
As you enter, the property's character and warmth are immediately apparent. The spacious lounge, with its large bay window, fills with natural light, creating an inviting space to relax. The kitchen/dining room offers plenty of room for family meals, with potential to modernise into a welcoming heart of the home. To the rear, the conservatory/utility space adds functionality, complete with a convenient downstairs WC.

Upstairs, the home features four bedrooms completed by a spacious family bathroom with enough room to add a separate shower.

Outside, the rear and side garden offer a manageable outdoor space, perfect for enjoying sunny afternoons without the upkeep of a large garden. The property also boasts rare off-street parking and a garage at the front—a highly sought-after feature in this area, adding both convenience and desirability.

With its prime location in Hunstanton's historic quarter and steps from the beach, this home invites you to create your own memories and enjoy all the charm of seaside living. The property offers the perfect canvas to craft your dream home by the coast.





**Ground Floor**  
Approximate Floor Area  
1,037 sq. ft  
(96.38 sq. m)



**First Floor**  
Approximate Floor Area  
659 sq. ft  
(61.23 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 the Vendor



Sunset on Hunstanton beach.

“This home invites you to create your own memories and enjoy all the charm of seaside living.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///qualifier.decoded.boardroom

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# SOWERBYS

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

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 St Martins  
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for the homeless

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Air Ambulance

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

