



THE STORY OF

# 23 Downs Road

*Hunstanton, Norfolk*

**SOWERBYS**





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# 23 Downs Road

Hunstanton, Norfolk  
PE36 5HX

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No Onward Chain

Close Proximity to Schools and Town Centre

Potential Multi-Generational Living

Three/Four Bedroom Detached House

Off-Street Parking and Garage

Two Bathrooms

Potential to Improve

Walking Distance to Beach

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23 Downs Road is a versatile three/ four-bedroom detached home, perfectly positioned within walking distance of local schools, Hunstanton High Street, and the breathtaking sunset beach. Offering an impressive amount of space and flexibility, this property has the potential to cater to a variety of lifestyles, including multi-generational living.

The ground floor to the rear features a lounge, a bedroom, and a convenient bathroom, making it ideal for those seeking single level living or accommodating extended family members. The rest of the downstairs consists of lounge, diner, kitchen and access into the garage. Upstairs, there are three additional bedrooms and a family bathroom, providing ample space for the whole household.

Outside, the front of the property includes off-street parking and a garage, ensuring practicality and convenience. The rear garden is enclosed and laid to lawn, creating a private outdoor space that's perfect for relaxing, playing, or gardening.

With no onward chain, 23 Downs Road is ready for its next chapter. Offering plenty of potential to update and personalise, this home provides an exciting opportunity to create your perfect space in a fantastic location close to all the best that Hunstanton has to offer.









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*



Hunstanton beach.

“An exciting opportunity to create your perfect space in a fantastic location, close to all that Hunstanton has to offer.”



**SERVICES CONNECTED**  
Mains water, electricity, gas and drainage.

**COUNCIL TAX**  
Band E.

**ENERGY EFFICIENCY RATING**  
D. Ref: 9380-2548-6490-2294-3475

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: ///space.supplier.makeup

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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

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

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