



THE STORY OF

46 High Street

Heacham, Norfolk

SOWERBYS



THE STORY OF

46 High Street

Address, Norfolk
POSTCODE

No Onward Chain

Modern and Presented in
Immaculate Condition

Light-Filled Open-Plan
Living with Bay Window
and Multiple Aspects

Two Generous Double
Bedrooms, Including a
Spacious Principal

South-Facing, Low-
Maintenance Garden
with Double Doors from
the Living Space

Central High Street Location
Close to Shops and just a
Short Walk to the Beach

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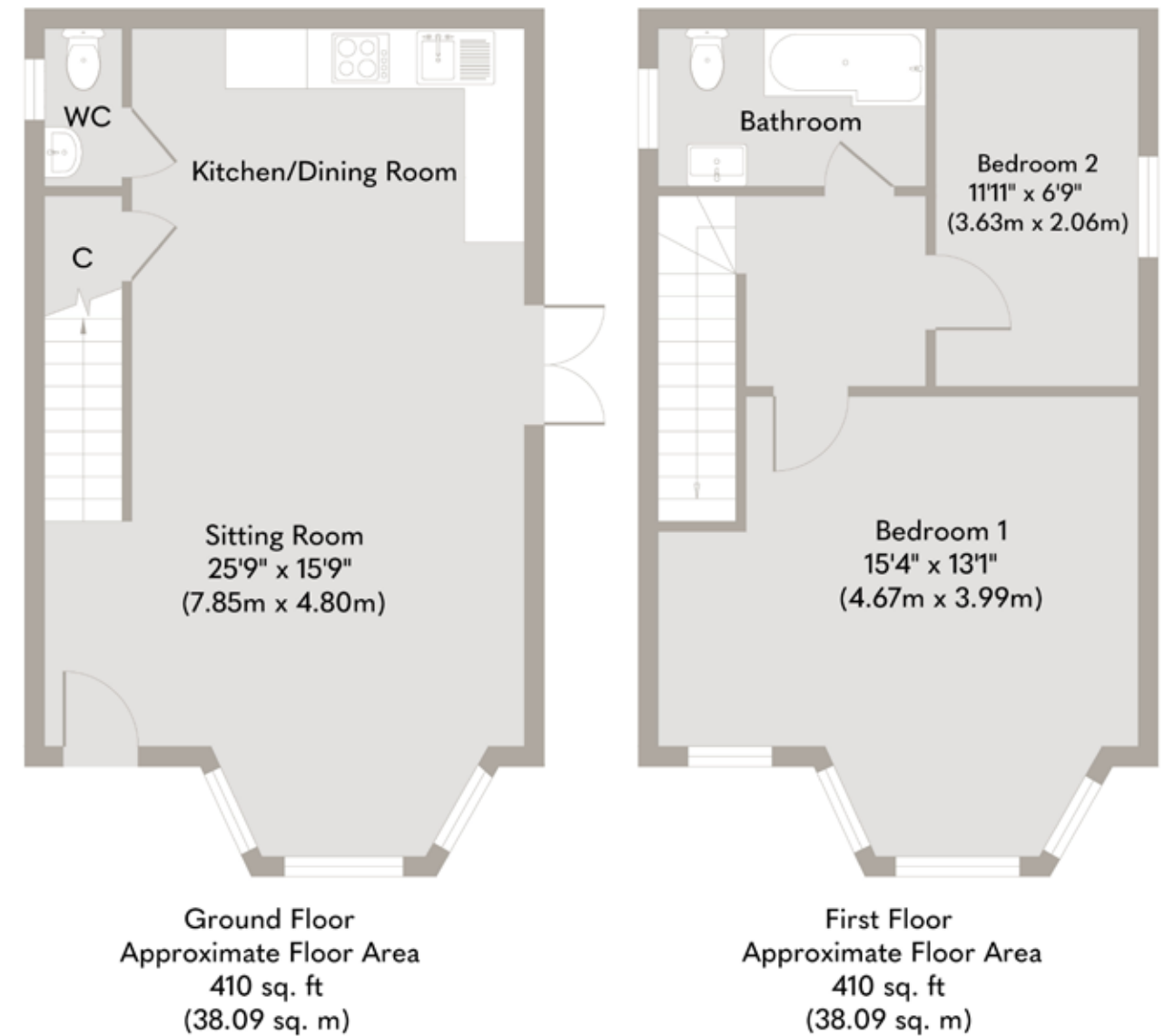
Beautifully maintained to a high standard, this immaculate home has been enjoyed as a second residence and is presented in exceptional condition throughout. Positioned on the High Street, it offers the perfect balance of village convenience and coastal living, with local shops and the beach just a short stroll away.

The ground floor is arranged for modern living, with a light-filled open-plan layout enhanced by a bay window and multiple additional sash windows. A stylish Shaker-style kitchen sits comfortably within the space, complemented by a useful ground-floor WC and storage cupboard. Double doors open onto a south-facing, low-maintenance garden.

Upstairs, there are two generous double bedrooms, with the principal bedroom standing out for its size and bay window. A well-appointed family bathroom completes this beautifully finished home.

Offered with no onward chain the property would make a great low maintenance home or bolt hole on the Norfolk Coast.





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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Heacham

A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.



Note from Sowerbys



Heacham Sea Front

“Village life meets coastal living, with shops and the beach just a short stroll away.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref: 0852-3818-7250-9793-7261

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: ///handfuls.flagpole.gave

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SOWERBYS

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