



Introducing  
Portland Place  
King's Lynn

**SOWERBYS**

Step inside this deceptively spacious three-bedroom terrace home, perfectly blending character with modern living. Ideal for families or professionals this beautifully presented property offers far more space than first meets the eye. The home features two inviting reception rooms, providing flexible living and entertaining spaces filled with natural light. The brand new, contemporary kitchen is both stylish and practical, complemented by a separate utility area that adds convenience to everyday living.

Upstairs, you'll find three generous bedrooms, each offering comfortable and versatile accommodation. The brand-new bathroom has been finished to a high standard, creating a sleek and relaxing space to unwind.

Located just a short walk from King's Lynn town centre, the property is perfectly positioned for enjoying a wide range of shops, restaurants, and transport links. With local amenities close by, everything you need is right on your doorstep.

#### **KING'S LYNN**

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the

centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.

#### **COUNCIL TAX**

Band A.

#### **LOCATION**

What3words: ///retain.normal.gave

#### **AGENT'S NOTES**

On Street Unallocated Parking

#### **ENERGY EFFICIENCY RATING**

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

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.



# SOWERBYS

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

