

THE STORY OF

# 23 Avocet Avenue

*Hunstanton, Norfolk*

SOWERBYS



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# 23 Avocet Avenue

Hunstanton, Norfolk  
PE36 5PX

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Modern Three Bedroom Home

Sitting Room

Kitchen/Dining Area

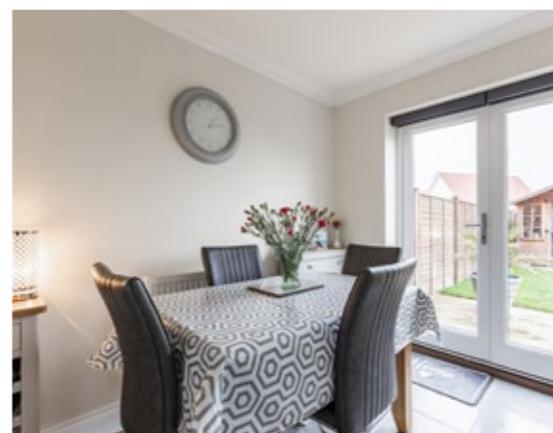
WC, Private En-Suite to Principal  
and Separate Family Bathroom

Enclosed Rear Garden

Excellent Order Throughout

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This modern family home is ideally positioned in a quiet spot on the edge of the development and has been lovingly maintained by the current owners.

The accommodation is bright and well proportioned throughout, beginning with a light and airy sitting room featuring french doors that flow seamlessly into the kitchen/diner. The kitchen/diner area also benefits from french doors opening out onto the enclosed rear garden, creating a wonderful space for both everyday living and entertaining. A convenient ground floor WC completes the ground floor layout.

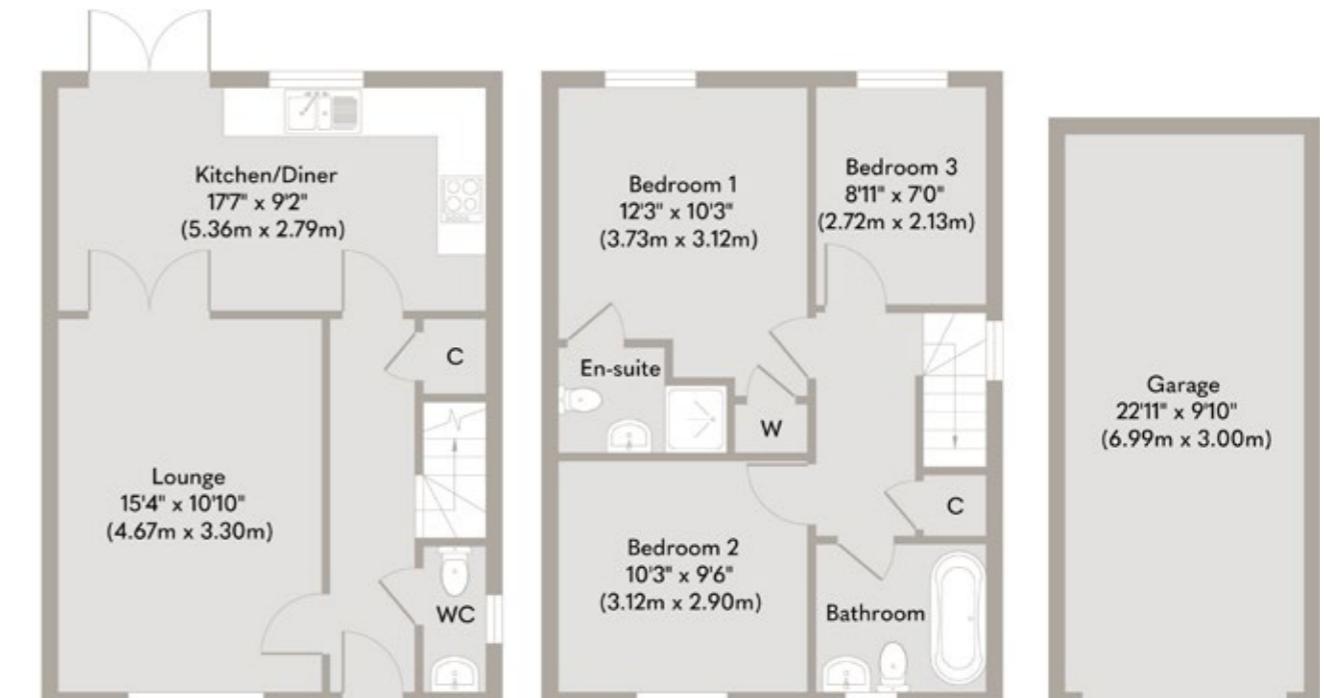
To the first floor, there are three well-sized bedrooms, including a principal bedroom with en-suite facilities, alongside a modern family bathroom.

Externally, the south-facing rear garden is a real highlight, mainly laid to lawn with an attractive patio area, perfect for enjoying sunny days. An excellent opportunity to acquire a well-cared-for home in a desirable and peaceful location.



Locally, we love strolling along the seafront and enjoying a walk on the promenade.





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



Open Plan Kitchen/Dining Area

"This has been a cosy, warm home in a quiet area, with a lovely south-facing garden that's perfect in the summer."



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

B. Ref:- 8541-7231-6470-9574-8906

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: ///broccoli.maple.gradually

## AGENT'S NOTE

Use of the garage beneath the coach house is subject to a £40 annual charge.

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# SOWERBYS

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