



THE STORY OF

46 Clarence Road

Hunstanton, Norfolk

SOWERBYS



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46 Clarence Road

Hunstanton, Norfolk
PE36 6HQ

No Onward Chain

Detached

Three Bedrooms

Generous Room Sizes

Lighthouse End Location

Excellent Updating Potential

South Facing Rear Garden

Garage plus Additional Storage Areas

SOWERBYS HUNSTANTON OFFICE

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Situated within the ever-popular Lighthouse end of Hunstanton, 46 Clarence Road is a three-bedroom detached bungalow offering a wonderful opportunity to create something truly special. Lovingly held by the same owners for many years, the property is now ready for its next chapter, offered with no onward chain and full of exciting potential.

The accommodation is well proportioned throughout, with generous sized rooms and a bright conservatory/garden room that naturally draws you through to the rear, an inviting space that feels perfectly placed for relaxed everyday living or entertaining when the sun is shining. Three bedrooms provide comfortable flexibility, whether for family life, guests or hobbies.

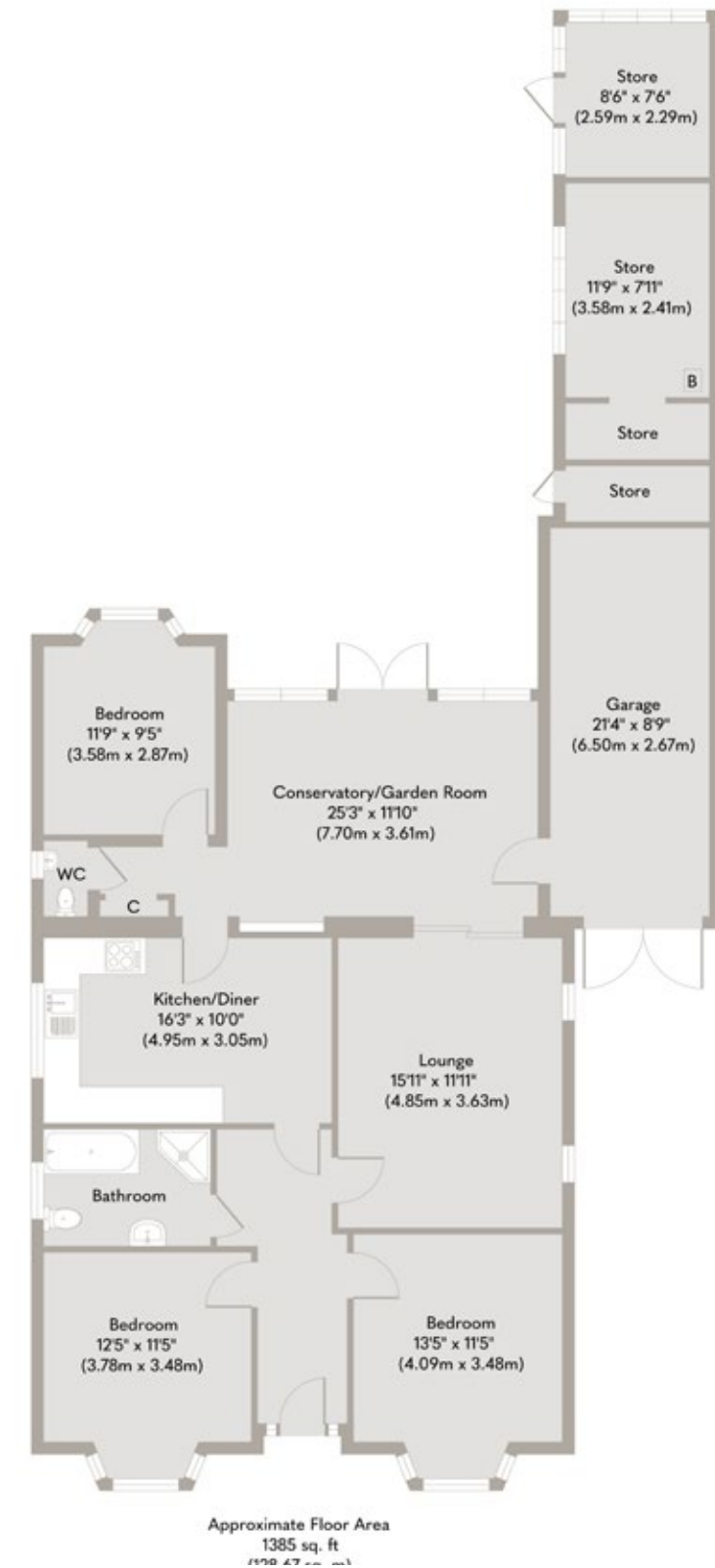
Outside, the south facing rear garden is a particular highlight, a private, sun-filled setting that offers plenty of scope for landscaping, extending or simply enjoying as it is. A garage, useful storage areas and established layout further enhance the sense of practicality.

Ready for transformation and brimming with potential, this is a home where creativity can truly take shape, an excellent opportunity to craft your own vision in one of Hunstanton's most coveted locations.



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landscaping, extending
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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



"An inviting space that feels perfectly placed for relaxed everyday living or entertaining when the sun is shining."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:-6736-9429-7500-0036-8222

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: ///numeral.glassware.results

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SOWERBYS

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