



THE STORY OF

31 Glebe Avenue

Hunstanton, Norfolk

SOWERBYS



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31 Glebe Avenue

Hunstanton, Norfolk
PE36 6BS

Substantial Victorian Family Residence

Prime Position Within The Avenues, Hunstanton

Original Tiled Flooring in the Entrance Hall

Generous Accommodation Arranged over Three
Floors

Spacious Formal Sitting Room

Cosy Snug with Doors Opening to the Rear
Garden

Kitchen/Breakfast Room Ideal for Family Dining

Six Bedrooms Offering Flexible Living

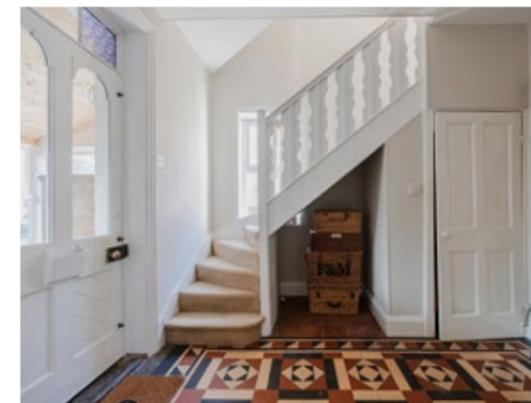
Driveway Parking and Garage

Enclosed Walled Rear Garden

SOWERBYS HUNSTANTON OFFICE

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An Victorian family residence, enviably positioned within the highly sought-after Avenues area of Hunstanton, this substantial home effortlessly combines period charm with generous, versatile living accommodation arranged over three floors.

Upon entering, you are welcomed by a spacious hallway showcasing the original tiled floor - a striking feature that immediately sets the tone for the character and elegance found throughout the property. The ground floor offers a superbly proportioned sitting room, ideal for formal entertaining, alongside a cosy snug with doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The well-appointed kitchen breakfast room provides ample space for family dining and everyday living, complemented by the convenience of a ground floor W.C.

The first floor hosts three well-sized bedrooms and a family bathroom, together with an additional separate W.C. perfectly suited to busy family life. A further three bedrooms are arranged on the second floor, offering flexible accommodation ideal for larger families, guests, or home working.

Externally, the property continues to impress. A driveway provides off-road parking and leads to the garage, while the enclosed walled garden is predominantly laid to lawn, offering a private and secure space for relaxation and recreation. A rare opportunity to acquire a substantial period home in one of Hunstanton's most desirable residential locations, this impressive property must be viewed to be fully appreciated.



Our home is unique,
solid and roomy.





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



Kitchen/Breakfast area

“All the rooms have a unique feel and are full of potential. Original features were retained.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///movie.pigtails.cable

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SOWERBYS

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