



THE STORY OF

# 2 Leming Crescent

*Hunstanton, Norfolk*

SOWERBYS



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# 2 Leming Crescent

Hunstanton, Norfolk  
PE36 5PN

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Beautifully Presented Detached Home

Three Reception Rooms

Kitchen and Utility

Ground Floor W.C.

Four Bedrooms

Two Bathrooms

Beautiful Enclosed Garden

Double Garage

Uninterrupted Views

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Tucked away at the end of a peaceful cul-de-sac, this beautifully presented detached property offers the perfect blend of tranquillity and convenience. Immaculately maintained and in excellent decorative order throughout, the home enjoys far-reaching open field views while being just a short stroll from the vibrant town centre and picturesque seafront.

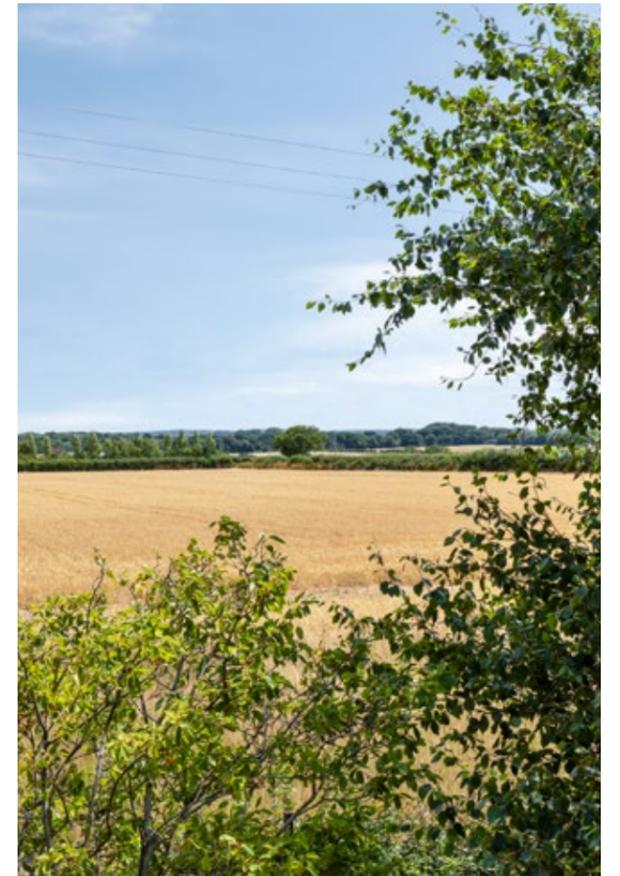
The light and airy sitting room is the heart of the home, with large doors opening into a dining room that overlooks the rear garden and features french doors, ideal for indoor-outdoor living. The attractive kitchen, with lovely views over the garden, is perfect for both everyday living and entertaining. It flows seamlessly into a practical utility room, ideal for keeping the main space clutter-free. A convenient W.C. and study then completes the ground floor accommodation.

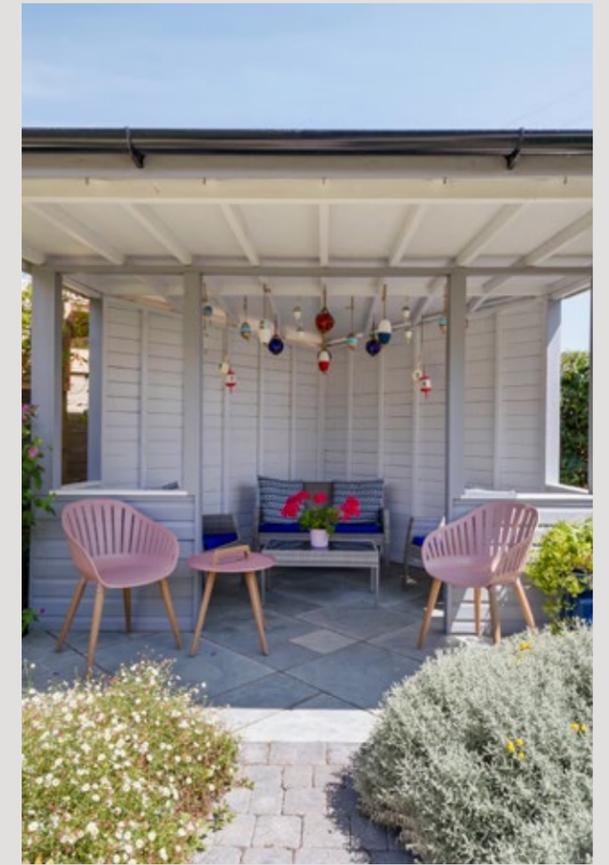
Upstairs, you'll find four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom features a modern en-suite that boasts stunning views, while the family bathroom offers both a bath and separate shower cubicle.

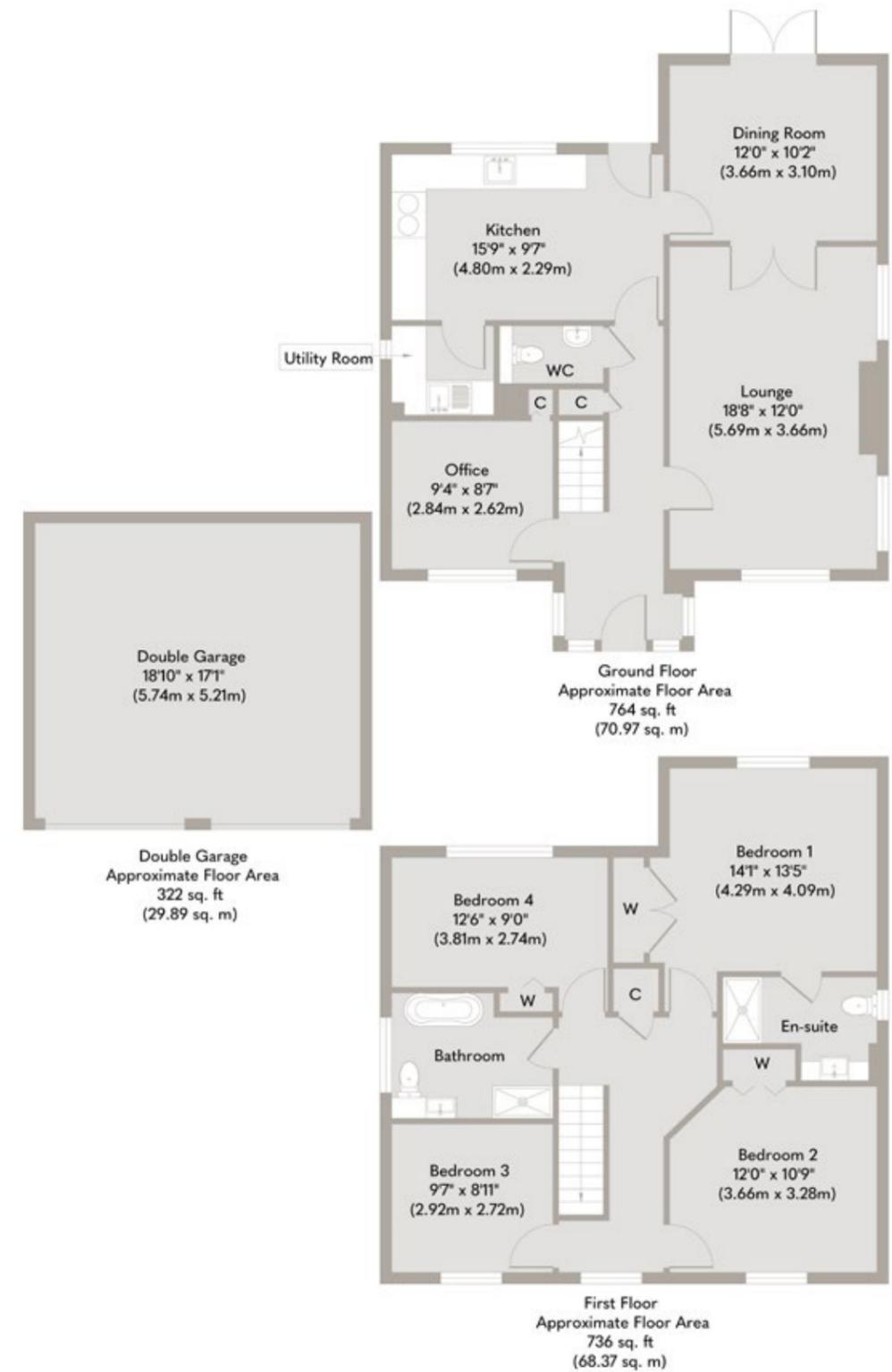
Outside, the property continues to impress with a charming front garden enclosed by a picket fence, and a beautifully landscaped rear garden. Perfect for relaxing or entertaining, it includes a lawn, well-established borders, and a dedicated vegetable plot - ideal for those seeking a taste of the good life.

This is a wonderful opportunity to acquire a stylish and comfortable family home in a popular coastal location. Early viewing is highly recommended.









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



“The home enjoys far-reaching open field views while being just a short stroll from the vibrant town centre and picturesque seafront.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref: 2058-4072-7295-1660-3210

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: ///pimples.deeds.staked

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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