

THE STORY OF

2 Queens Gardens

Hunstanton, Norfolk

SOWERBYS

THE STORY OF

2 Queens Gardens

Hunstanton, Norfolk
PE36 6HD

Detached Substantially Renovated Home

Desired Lighthouse End Location

Two Bedrooms with En-Suite Facilities

Bright and Contemporary Accommodation

Kitchen Ready for the New Owner
to Design and Install

Generous Private Garden

Ample Off-Street Parking

Move-In Ready Accommodation

Close to the Coast and Hunstanton Amenities

Excellent Opportunity to Add
Your Own Personal Touch

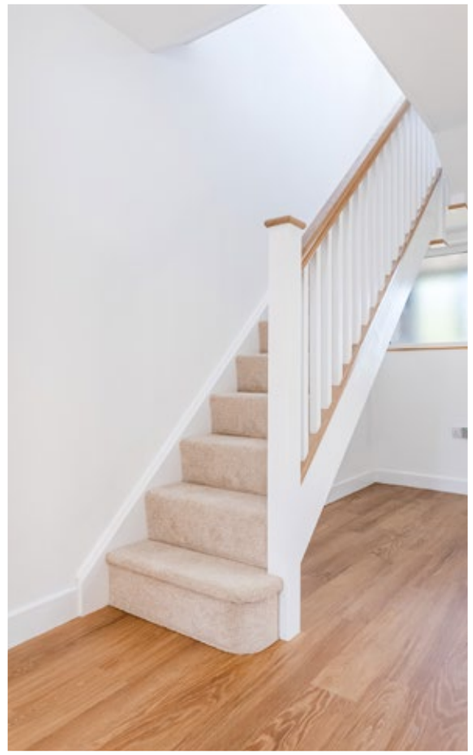
SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com

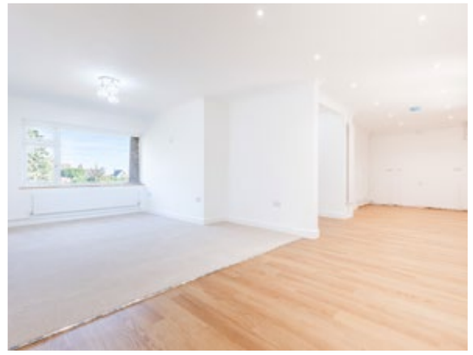












Having undergone a substantial renovation, this charming home at Queens Gardens presents an exciting opportunity to move straight in and make it your own. Set within the desirable Lighthouse End area of Hunstanton, the property combines a fresh, contemporary finish with the opportunity for a new owner to add their own stamp.

The accommodation has been thoughtfully refurbished throughout, creating a bright and welcoming home with a clean, modern feel. Two of the bedrooms benefit from their own en-suites and both first-floor bedrooms enjoy clear sea views, adding a wonderful coastal feel to the home. With the exception of the kitchen, the renovation is almost complete, leaving the new owner with the exciting opportunity to design and install a kitchen to their own taste and specification.

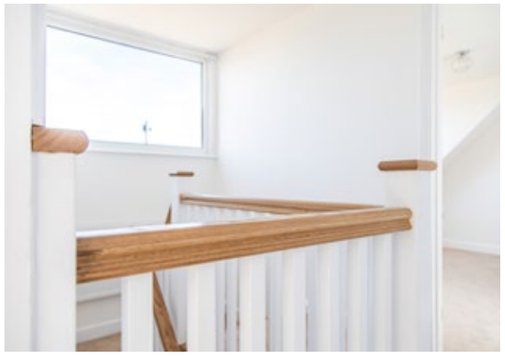
Outside, the property benefits from a generous rear garden surrounded by mature trees, creating a private and peaceful setting. The garden leads down to a summer house and continues through to an orchard, offering plenty of space to relax, entertain and enjoy the outdoors. There is also ample off-street parking, while the location offers easy access to the coast, local amenities and the many attractions of Hunstanton.

A superb opportunity for those seeking a beautifully renovated home where the majority of the hard work has already been completed, with the kitchen providing the opportunity to make the property truly their own.





Wake up to beautiful sea views from both first-floor bedrooms.







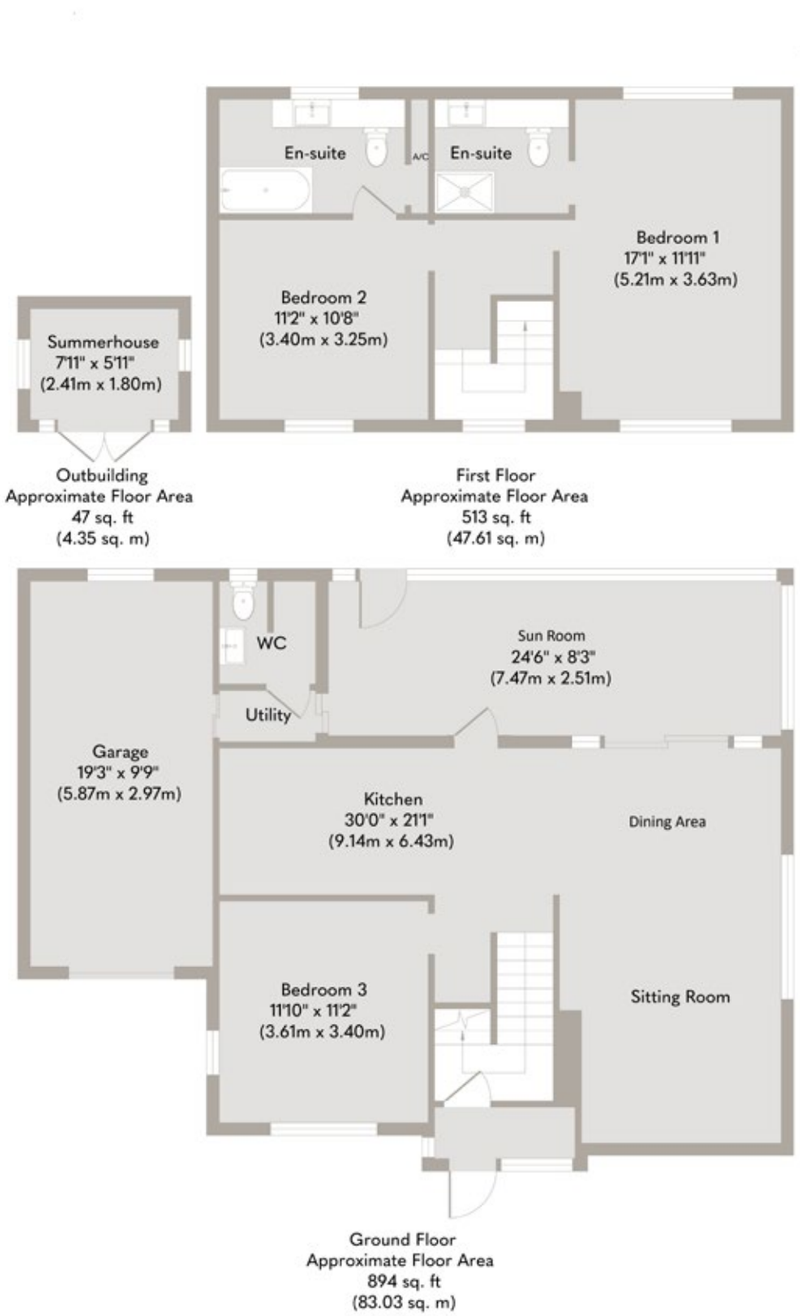












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Copyright V360 Ltd 2023 | www.houseviz.com

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



"...a tranquil space to enjoy views of the south-facing garden."

SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 1834-0723-1300-0215-9202

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: ///mistaking.money.flattens

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's Journey · St Martins more than a home for the homeless · mind Norfolk and Waveney · BIG C Cancer Charity · East Anglian Air Ambulance

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

Platinum Trusted Service Award 2024 feefo

The Property Ombudsman

naea | propertymark PROTECTED