



THE STORY OF

18 Marine Parade

Gorleston, Norfolk

SOWERBYS



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18 Marine Parade

Gorleston, Great Yarmouth, Norfolk
NR31 6DX

Breathtaking Coastal Home

Comprehensively Renovated Throughout

Stunning Front-Line Coastal Position

Immaculately Presented Throughout

Six Bedrooms

Far Reaching Sea Views

Highly Versatile Accommodation

Internal Annexe Potential Ideal
Holiday Let, Providing Additional
Flexibility and Income Potential

Highly Sought After Location

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



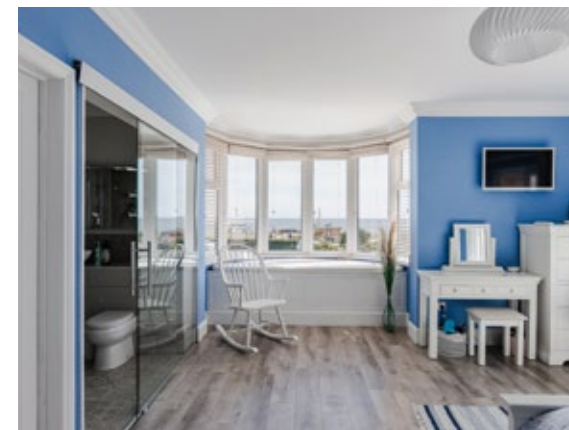


Amongst the finest homes to be found on Gorleston's revered Marine Parade, this extraordinary coastal residence boasts over 4,500sqft of remarkable accommodation, lovingly renovated under the current ownership. With a keen eye for detail and functionality, this noteworthy home now offers not only magazine worthy interiors but also the invaluable versatility and practicality required to accompany the ever-changing demands of a busy family life.

Upon entering, one is immediately drawn to the striking open plan kitchen/dining/living room to the front of the home – a true family “hub”, this brilliantly sociable space is filled with natural light and houses the bespoke kitchen alongside the enormous breakfast bar island. Ample space for further seating and a breakfast table in the bay window make this a brilliantly flexible space for entertaining or simply grabbing time together as a family amongst busy schedules.

Elsewhere on the ground floor, a further reception adjoining the open plan space makes for an ideal playroom but equally at home as a formal dining room whilst the snug leads back to an extraordinary further sitting room to the rear of the home, complete with a bar and further space for dining as well. Away from the bulk of the main accommodation, this area and a fun asset to the home and ideal for entertaining or using as a more separate area of the home without at all feeling disjointed. The large utility room, shower room and guest WC round off what is a comprehensive and impressive ground floor offering.



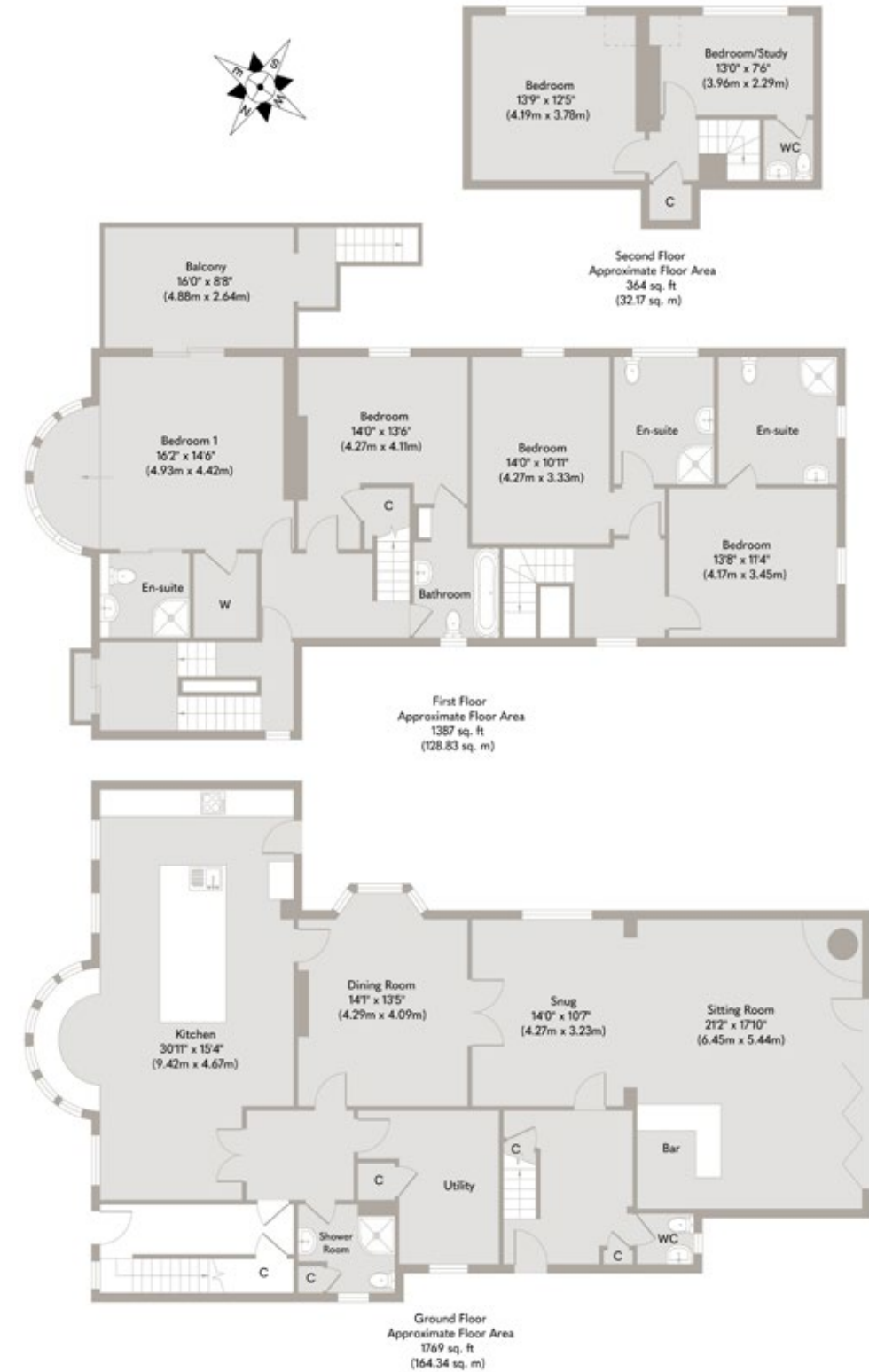


Rising to the first floor, the first four of the bedrooms can be found, split into two distinct ends of the home and lending itself perfectly to an internal annexe for older children or dependant relatives should the need arise. The front of the home houses the opulent principal suite complete with a stunning sea view bay window, luxurious en-suite, large built-in wardrobe and even a roof terrace of its own with unspoilt sea views – a remarkable place to start the day and catch the sunrise over the horizon of the North Sea. A further en-suite bedroom is found to this wing of the home whilst, accessed via a separate staircase to the rear, two further en-suite bedrooms complete the first floor.

Yet more flexibility can be found on the second floor, with two further rooms making idyllic bedrooms or even hobby rooms/studies as needed. This additional space also lends itself perfectly to guest accommodation or, as an internal annexe, providing excellent potential for use as a holiday let, offering both versatility and income opportunity.

Outside, the generous frontage gives the home a pleasant set-back position on Marine Parade with a manicured front lawn sitting basking in sunlight and sitting next to the expansive block paved driveway. To the rear is a pleasant and private garden with a raised sun terrace for enjoying long summer evenings and BBQ's after a fun filled day on the acres of golden sandy beach, just a short stroll away.





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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Gorleston

WHERE GOLDEN SANDS MEET TIME-
LESS COASTAL CHARM

Gorleston, nestled along Norfolk's stunning coastline, offers a picturesque blend of seaside charm and historical allure. As you wander through this quaint town, you'll find yourself greeted by golden sands stretching lazily along the North Sea, inviting visitors to relax and unwind.

The town's rich maritime heritage is evident in its architecture and bustling harbor, where fishing boats bob gently against the backdrop of pastel-hued cottages. Gorleston Pier, with its panoramic views of the ocean and bustling promenade, serves as a focal point for both locals and tourists alike, offering a delightful spot for leisurely walks or enjoying a traditional fish and chips by the sea.

Beyond its coastal appeal, Gorleston boasts a vibrant community spirit, with lively events and festivals throughout the year that celebrate its cultural roots and seaside traditions. Whether you're exploring the Edwardian gardens of the Cliff Park or discovering the local shops and cafés along the high street, Gorleston exudes a timeless charm that captures the essence of Norfolk's coastal beauty.



Note from Sowerbys



“An extraordinary coastal home boasting impeccably presented interiors and breathtaking sea views.”



SERVICES CONNECTED

Mains water, drainage, gas and electricity.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 0235-9326-7500-0411-1202

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: ///escapades.octagonal.craftsman

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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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

