



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftstateagents.co.uk
01493 844484
residential@bycroftstateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

56-57 Apsley Road
Great Yarmouth, NR30 2HG

£195,000 Freehold
EPC Rating C

Bycroft Estate Agents are delighted to offer this substantial double bay fronted former hotel situated in this prime location just off the **Great Yarmouth Marine Parade**. The accommodation includes 23 bedrooms, owners accommodation, main dining/bar area, kitchen, utility and reception areas. The property offers potential for conversion to residential flats subject to appropriate planning being obtained.

Great Yarmouth is **Norfolk's** premier seaside resort, set in a sunny position on the east coast with the **Norfolk Broads** and beautiful countryside to the north, south and west and 15 miles of stunning sandy beaches stretching along the **Great Yarmouth** coastline from **Winterton** in the north and **Hopton** in the south.

AGENTS NOTE All services/appliances have not and will not be tested.

ENTRANCE HALL 20' 7" x 6' 2" max (6.27m x 1.88m) stairs to first floor landing; stairs to cellar.

CELLAR 12' 6" x 10' 3" (3.81m x 3.12m)

RECEPTION / BREAKFAST ROOM 26' 6" max into bay x 14' 0" max (8.08m x 4.27m)

RECEPTION DESK AREA 12' 4" x 4' 6" (3.76m x 1.37m)

RECEPTION ROOM 21' 2" max into door recess x 14' 2" max (6.45m x 4.32m)

OWNER'S LOUNGE 18' 5" x 12' 3" max (5.61m x 3.73m)

OFFICE 12' 8" x 12' 5" max (3.86m x 3.78m)

UTILITY ROOM 11' 6" x 8' 9" (3.51m x 2.67m)

LEAN TO LAUNDRY 12' 0" max x 5' 0" (3.66m x 1.52m)

REAR LOBBY 4' 5" max x 4' 0" max (1.35m x 1.22m)

BATHROOM fitted with a white suite consisting of a low level wc; panelled bath; vanity wash hand basin.

KITCHEN 17' 8" max x 9' 10" max (5.38m x 3m)

OWNER'S BEDROOM 14' 4" x 9' 8" max plus bay (4.37m x 2.95m)

FIRST FLOOR

ROOM 12 11' 0" x 8' 2" (3.35m x 2.49m)

SHOWER ROOM ROOM 11 11' 5" x 5' 8" (3.48m x 1.73m)

ROOM 10 10' 4" x 6' 3" (3.15m x 1.91m)

CLOAKROOM

ROOM 1 12' 7" max x 10' 10" max (3.84m x 3.3m)

ROOM 2 16' 1" max into bay x 6' 6" (4.9m x 1.98m)

ROOM 3 11' 11" max x 6' 3" max (3.63m x 1.91m)

ROOM 4 12' 9" x 5' 8" (3.89m x 1.73m)

ROOM 5 10' 11" max x 6' 0" (3.33m x 1.83m)

ROOM 6 11' 6" max x 6' 5" (3.51m x 1.96m)

ROOM 7 13' 9" max plus robe x 6' 1" (4.19m x 1.85m)

ROOM 8 12' 8" x 10' 9" max (3.86m x 3.28m)

CLOAKROOM

ROOM 9 8' 7" x 9' 0" (2.62m x 2.74m)

SECOND FLOOR

CLOAKROOM

SHOWER ROOM

ROOM 22 9' 11" max x 8' 11" (3.02m x 2.72m)

FURTHER ADJOINING ROOM 10' 5" x 8' 7" (3.18m x 2.62m)

ROOM 21 12' 7" max x 10' 10" max (3.84m x 3.3m)

ROOM 20 12' 5" max plus bay x 9' 5" max into door recess (3.78m x 2.87m)

ROOM 19 11' 5" max x 6' 3" (3.48m x 1.91m)

ROOM 18 12' 10" x 6' 1" (3.91m x 1.85m)

ROOM 17 8' 8" x 6' 3" (2.64m x 1.91m)

ROOM 16 12' 0" max x 6' 0" (3.66m x 1.83m)

ROOM 15 15' 10" max into bay x 6' 2" (4.83m x 1.88m)

ROOM 14 12' 7" x 10' 11" max (3.84m x 3.33m)

NEXT FLOOR DOWN

CLOAKROOM

ROOM 25 11' 7" x 6' 6" (3.53m x 1.98m)

ROOM 24 11' 3" max x 9' 8" max (3.43m x 2.95m)

OUTSIDE There is an enclosed yard to the rear of the property and a traditional terraced courtyard garden to the front.

VIEWING

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.

COUNCIL TAX

This property is currently listed as Band [X]