

**Aldreds**  
Estate Agents

The Chateau The Chateau, 1 North Drive, Great Yarmouth,  
NR26 1FF  
Offers In The Region Of £550,000

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# The Chateau The Chateau, 1 North Drive , Great Yarmouth, NR30 1ED

- Rare Business Opportunity
- Ten On Site Car Parking Spaces
- Landmark Building With 10 Letting Rooms
- All Double Rooms With En-Suite Facilities
- Gas Central Heating & Double Glazed Windows
- Stunning Sea Front Location
- Panoramic Views
- Private Owners Quarters With 3 Bedrooms
- Two Guest Reception Rooms
- Viewing Recommended

Aldreds are pleased to offer this rare opportunity to acquire a 13 bedroom sea front hotel with a comfortable and spacious private living area. This landmark property has been run as a very successful hotel and with the stunning location providing panoramic sea views provides an ideal business opportunity with accommodation comprising of an entrance porch, reception hall, guests breakfast/dining room, lounge, 10 letting bedrooms all with private en-suite facilities, private living accommodation with a kitchen, utility, dining room, living room, three bedrooms, bathroom and shower room. Outside the property offers 10 on site parking spaces and views across Norfolk Square and the sea front. The property also benefits from gas central heating to all areas and double glazed windows.



## Entrance Porch

Part glazed wood panelled side entrance door to:

## Reception Hall 22'4" x 6'4" (6.81 x 1.94)

Enter the hotel via the porch into a grand reception hall comprising carpeted flooring, radiator, stairs to the first floor with under stairs cupboard, doors leading off to:

## Breakfast/Dining Room 25'7" x 12'2" (7.8 x 3.72)

Plus feature double glazed bay window to front aspect and corner circular bay seating area, additional double glazed windows all providing views across the sea front, three radiators, carpeted flooring, table and chair seating for guests.

## Lounge 13'9" x 13'8" (4.20 x 4.18 )

Plus double glazed bay window to side aspect, feature coal effect fire set in a fireplace with wooden surround, radiator, tv point, carpeted flooring and a door into the hall.

## Kitchen 12'8" x 11'5" (3.88 x 3.48 )

Extensively fitted modern kitchen comprising wood effect wall and matching base units with worktops over including a centre island with further units and worktops over, a single drainer cast sink and drainer, a range cooker with extractor hood above, space and plumbing for a dishwasher and fridge freezer, vinyl flooring, a double glazed window to the side and open access to the utility (The kitchen is used for guest preparation and also forms part of the private accommodation).







### First Floor Landing

Leading up to the first floor is carpeted flooring, a radiator, stairs to the second floor and doors to all bedrooms on the first floor.

### Bedroom 13'6" x 10'9" (4.14 x 3.28)

A double bedroom including carpeted flooring, radiator, a double glazed window to the front and feature circular bay window with seating providing panoramic views and a private en-suite with mains fed shower, wash basin and wc.

### Bedroom 12'3" maximum x 11'8" (3.75 maximum x 3.58 )

A double bedroom including carpeted flooring, radiator, a double glazed bay window to the front aspect providing panoramic views and a private en-suite with mains fed shower, wash basin and wc.

### Bedroom 13'5" x 10'9" (4.11 x 3.30)

A double bedroom including carpeted flooring, radiator, a double glazed window to the side aspect providing panoramic views over Norfolk Square and the sea front with a private en-suite with mains fed shower, wash basin and wc.

### Bedroom 14'11" maximum x 11'8" maximum (4.55 maximum x 3.56 maximum)

A family bedroom including carpeted flooring, radiator, a double glazed bay window to the rear aspect providing panoramic views over Norfolk Square with a rear hall leading to a private en-suite with mains fed shower, wash basin and separate wc.

### Bedroom 10'2" x 9'3" (3.1 x 2.82)

A double bedroom including carpeted flooring, radiator, a double glazed window to the side aspect providing panoramic views over Norfolk Square and the sea front with a private en-suite with mains fed shower, wash basin and wc.





## Second Floor Landing

Following up to the second floor is carpeted flooring, radiator, doors leading off to bedrooms and:

### Built In Store

With space to store cleaning materials and other items for the hotel.

### Bedroom 13'3" maximum x 10'7" (4.04 maximum x 3.25)

A double bedroom including carpeted flooring, radiator, a double glazed window to the front and feature circular bay window with seating providing panoramic views and a private en-suite with mains fed shower, wash basin and wc.

### Bedroom 12'3" x 11'8" (3.75 x 3.58)

A double bedroom including carpeted flooring, radiator, a double glazed window to the front aspect providing panoramic views and a private en-suite with mains fed shower, wash basin and wc.

### Bedroom 13'8" x 13'8" (4.19 x 4.18)

A double bedroom including carpeted flooring, radiator, a double glazed window to the side aspect providing panoramic views over Norfolk Square and the sea front with a private en-suite with mains fed shower, wash basin and wc.

### Bedroom 11'7" x 9'5" (3.55 x 2.89)

A double bedroom including carpeted flooring, radiator, a double glazed window to the rear aspect providing panoramic views over Norfolk Square with a private en-suite with mains fed shower, wash basin and wc.

### Bedroom 12'9" x 11'9" (3.89 x 3.60)

A double bedroom located independently at the rear of the hotel adjacent to the private living space including carpeted flooring, radiator, a double glazed window to the side aspect providing panoramic views over Norfolk Square with a private en-suite with mains fed shower, wash basin and wc.

## PRIVATE LIVING ACCOOMODATION

With a separate entrance to the rear of the hotel with a part double glazed entrance door leading to:

### Entrance Lobby

Double glazed windows to front, open access to:

### Living Room 17'8" maximum x 13'2" (5.41 maximum x 4.02 )

Including the staircase to first floor with open under stairs recess, two double glazed windows to front aspect, radiator, wall mount tv point, carpeted flooring, access to:

### Shower Room 10'9" x 5'4" (3.28 x 1.63)

This modern shower room comprises of tiled flooring, low level WC, vanity unit with hand wash basin, a walk in shower cubicle with mains fed shower fitting, heated towel rail and spotlighting.

### Dining Room 13'4" x 12'5" (4.08 x 3.80)

Double glazed window to side aspect, cast iron fireplace, carpeted flooring, door to:

### Utility 6'6" x 4'8" (2.00 x 1.44)

Space and plumbing for a washing machine, double glazed window to side aspect, door in to the kitchen.

## First Floor Landing

Carpeted flooring, radiator, doors leading off to:

### Bedroom 1 13'8" x 10'11" (4.18 x 3.34)

Two double glazed windows to side aspect overlooking Norfolk Square, radiator, wall mount tv point, carpeted flooring.

### Bedroom 2 10'4" x 8'7" (3.15 x 2.63)

Plus cupboard housing the gas boiler serving the private accommodation, access to the loft space, radiator, double glazed window to side aspect overlooking Norfolk Square, carpeted flooring.

### Bedroom 3 10'4" x 8'7" (3.15 x 2.63)

Radiator, double glazed window to side aspect overlooking Norfolk Square, carpeted flooring.

### Family Bathroom 9'2" x 6'5" (2.81 x 1.96)

White suite comprising panelled bath with mains fed shower over, pedestal wash basin, low level wc, chrome towel rail/radiator, frosted double glazed window to side aspect, extractor fan.

## Basement Rooms

External stairs leading from the private accommodation yard lead to the basement where there are four rooms divided off as a snug/office, laundry room where the main gas boiler is housed and storage space.

## Outside

There is forecourt parking which extends down the side of the property and to the rear where there is additional parking. Flower beds bordering and small courtyard attached to the private accommodation.

## Tenure

Freehold

## Services

Mains water, electric, gas and drainage.

## Council Tax

Great Yarmouth Borough Council - Business rated.

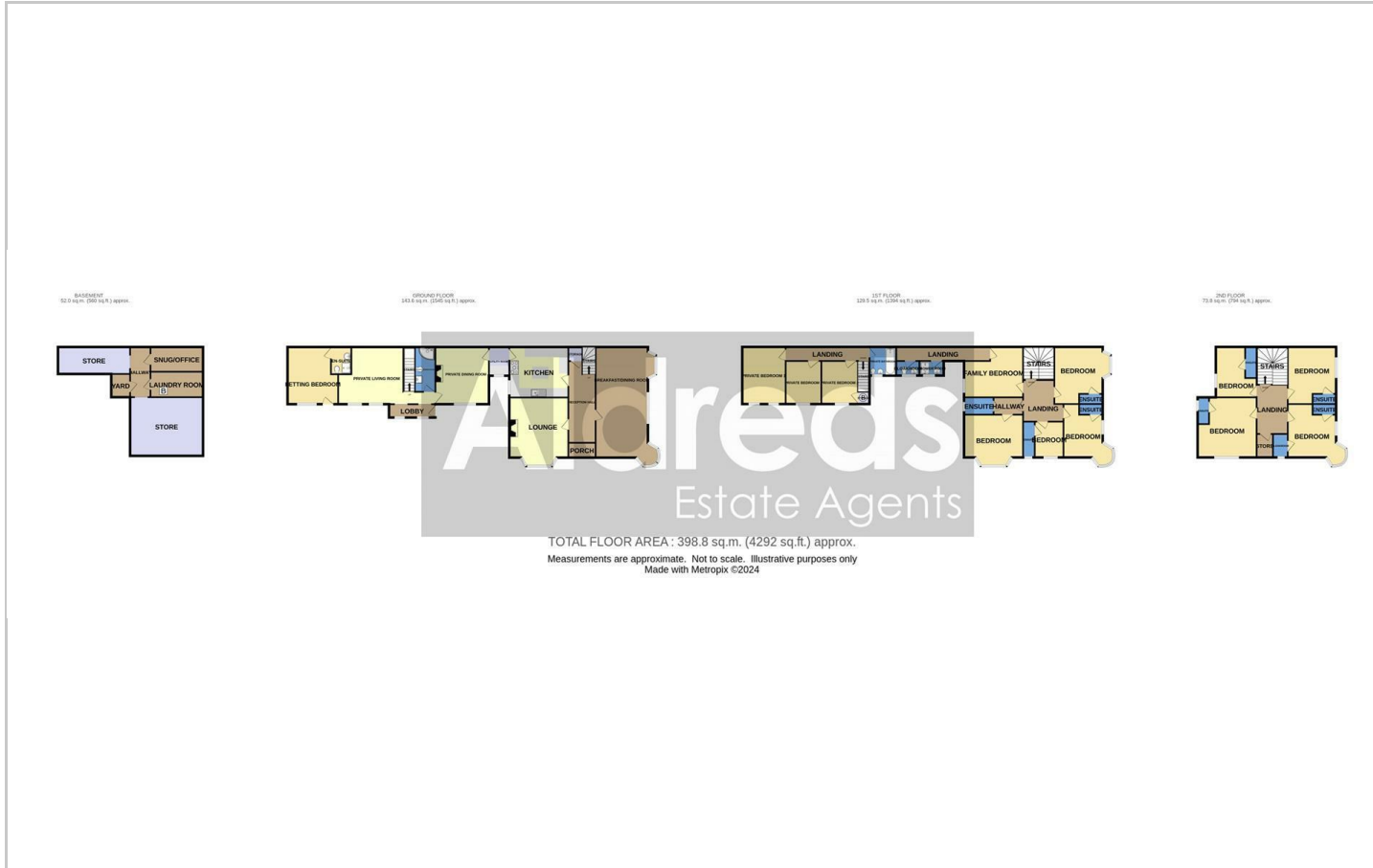
## Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure gives access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

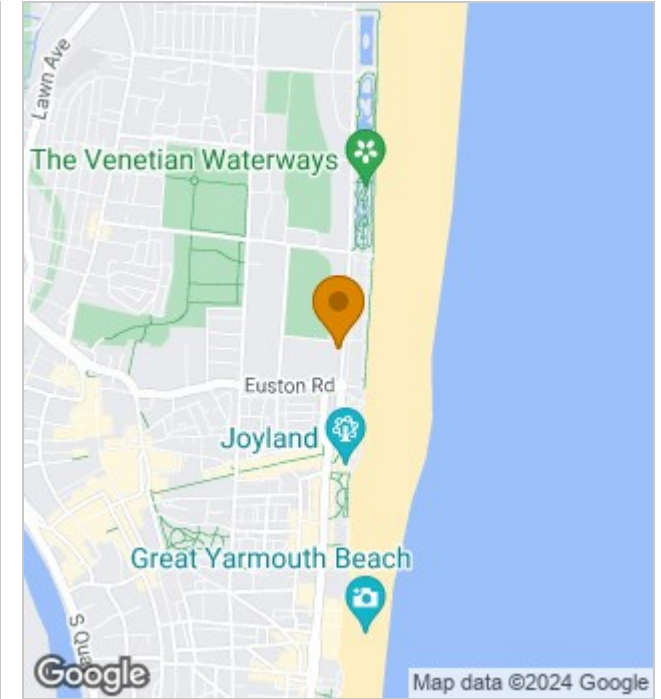
## Directions

From Haven Bridge proceed north along North Quay to the roundabout, take the right hand exit. Proceed along the dual carriageway to the 3rd set of traffic lights taking a left turning into St Nicholas Road. Proceed past the Sainsburys Superstore and through the next set of traffic lights down to the sea front. Turn left and the property is situated approximately 300 yards on the left hand side.

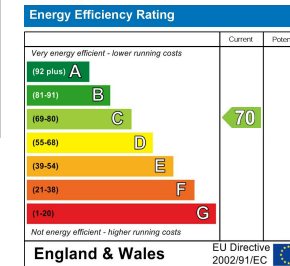
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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