

FREEHOLD



House - Terraced

74 CLIFF HILL,,
GORLESTON,
GREAT YARMOUTH,
NORFOLK, NR31
6DG

Price Guide

£270,000

FEATURES

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- OOOZING CHARACTER & CHARM
- HIGHLY SOUGHT AFTER LOCATION
- FURTHER POTENTIAL TO EXTEND (STP)
- CLOSE PROXIMITY TO GORLESTON BEACH

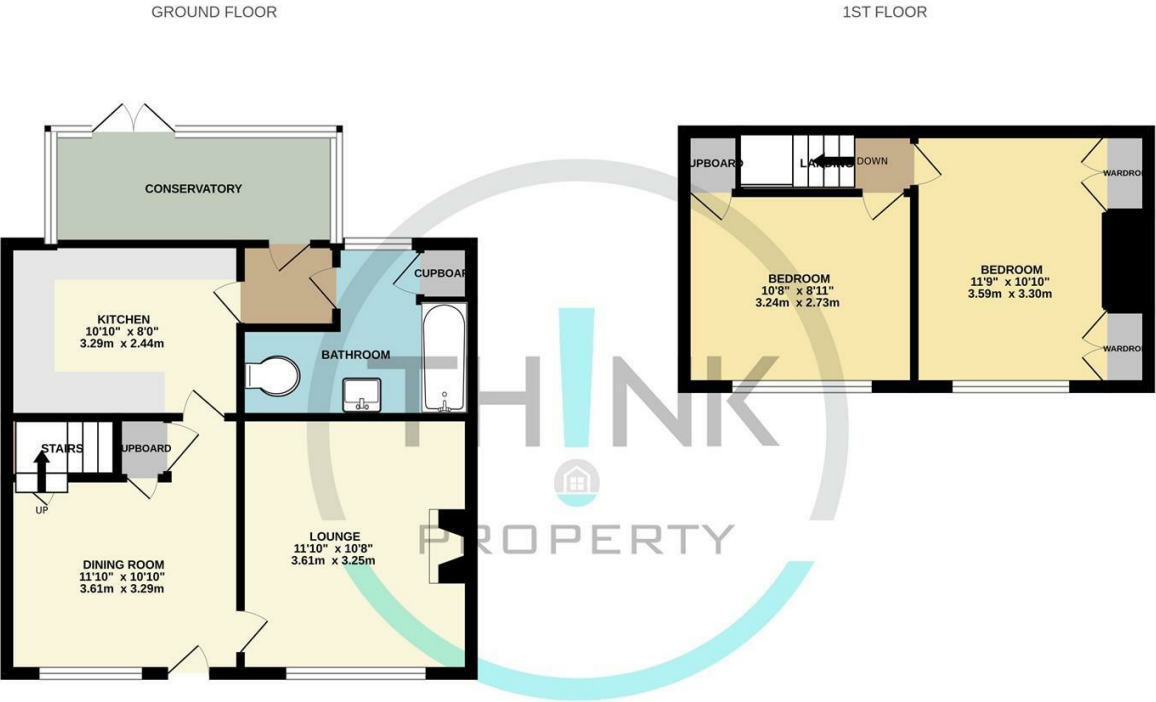


2 Bedroom House - Terraced located in Great Yarmouth

Set along the historic and much-admired Cliff Hill, this charming late Georgian cottage is a rare coastal retreat that blends timeless character with exciting potential. Dating back to the 1700s and located within a conservation area, the home is rich in original features from Georgian floorboards and Norfolk pamment tiles to unique heirlooms such as 19th-century legal documents and a hand-painted "For Sale" sign from 1903.

Just a short stroll from Gorleston's award-winning beach TripAdvisor's UK Beach of the Year 2023 the property enjoys an enviable position surrounded by history, art, and sea views once captured by painters like J.M.W. Turner and Joseph F. Lambert. It also sits within easy reach of shops, restaurants, the A47, and James Paget Hospital, making it a perfect blend of serenity and convenience.

Inside, the cottage offers two double bedrooms, two reception rooms, a light-filled conservatory, and a kitchen anchored by six-inch pamment tiles. A private, low-maintenance courtyard garden provides a peaceful escape, while a bespoke outbuilding adds secure and practical storage.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these 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.

