



ADDRESS
17A Upper Cliff Road
Gorleston-On-Sea
Norfolk
NR31 6AL

TENURE
Leasehold - New 999 year term

STATUS
Chain Free Sale

LARKES

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‘Living on Upper Cliff Road places you right on the doorstep of this golden expanse, perfect for long walks, building sandcastles with the kids, or simply soaking up the sunshine with a good book.’



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NEST**



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The Tour:

Perfectly positioned above Margo's Lounge, a popular local coffee shop serving excellent breakfasts and lunches, this apartment offers a vibrant yet peaceful location.

Tucked away behind a gated courtyard garden lies this charming self-contained apartment, forming part of an original Georgian townhouse.

The entrance hall provides a grand welcome, featuring a large vestibule with understairs storage and ample space for coats and shoes. The original staircase with its turned wood balustrade sets the tone for the upper-floor living areas.

Occupying the prime position at the front of the first floor are the large, open-plan reception rooms. Bathed in natural light courtesy of the large bay windows, these versatile rooms offer generous dining and lounging space. Each window frames delightful views over the surrounding streets, while the living area boasts a grand, period fireplace - a true focal point of the room.

Towards the rear of the first floor, the kitchen features fitted cabinetry with a charming retro flair, perfectly complementing the property's eclectic character. A wall-mounted gas combination boiler ensures modern and efficient heating throughout the home.

Beyond the kitchen lies a spacious shower room, continuing the theme of unique style. A repurposed sideboard has been given a new lease of life as a handsome vanity unit, while a large walk-in shower cubicle adds a touch of luxury.

A half landing leading to the top floor provides access to valuable loft storage. All three bedrooms are conveniently located from the second-floor landing. Two generous double bedrooms offer comfortable living space, with the largest benefiting from fitted cupboards for additional storage. The this provides a generous single bedroom.

This unique maisonette offers a captivating blend of period charm and modern convenience, perfect for those seeking a stylish and characterful home in a sought-after location.

Points to note:

Tenure: Leasehold – New 999 year lease

Lease Charge: £1 per annum

Heating: Gas Central Heating

Average Heating & Lighting Costs: £140 pcm

Council Tax: To be assessed

Energy Performance: D 67

The Area:

Upper Cliff Road winds its way through Gorleston-on-Sea, a charming town nestled beside Great Yarmouth on Norfolk's sunny coast. The location is a delightful tightrope walk between tranquillity and convenience. Residents enjoy the peace of a residential neighbourhood while remaining a short stroll from the sandy beach and the bustling heart of Gorleston.

Families will find themselves well-catered to with a selection of well-regarded schools within easy reach. Younger children can attend Gorleston Cliff Primary Academy or Stradbroke Primary School, both receiving positive reviews from Ofsted. For secondary education, Ormiston Venture Academy or Yarmouth Academy offer solid options.

Daily errands are a breeze on Upper Cliff Road. While the street itself might have limited shops, Both Bells Road and Gorleston High Street provide a delightful mix of national chains and local gems. From supermarkets and pharmacies to bakeries and boutiques, everything you need is at your fingertips.

But the true star of the show is undoubtedly the beach. Living on Upper Cliff Road places you right on the doorstep of this golden expanse, perfect for long walks, building sandcastles with the kids, or simply soaking up the sunshine with a good book. Gorleston itself boasts a rich heritage, with historical attractions like the iconic pier offering classic seaside charm and amusement rides.

Those seeking even more options need only venture next door to Great Yarmouth. Here, families can have a blast at the legendary Pleasure Beach amusement park, a National Trust property, or explore the fascinating underwater world at the SEA LIFE Centre. A plethora of restaurants and cafes cater to every taste, ensuring a delightful day out.

Living on Upper Cliff Road grants you the best of both worlds: a relaxed coastal lifestyle and easy access to the amenities of a town. Beyond Gorleston's offerings, the wider county of Norfolk unfolds with its natural beauty. The Norfolk Broads National Park is a short drive away, inviting exploration by boat or on foot. And for a cultural escape, the historic city of Norwich awaits, boasting a vibrant shopping scene, its magnificent cathedral, and the treasures housed within Norwich Castle Museum & Art Gallery. Upper Cliff Road truly offers a location that promises something for everyone.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.



Living room with encaustic tiling and spider lights



Kitchen



Dining room with serving hatch to the kitchen



Feature Fireplace and large bay windows create a glorious atmosphere



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Shower room



The retro vanity unit creates a characterful space



View from serving hatch into reception rooms



Principle bedroom featuring wall panelling and printed wall paper



Great provisions of storage



Second bedroom



Third bedroom

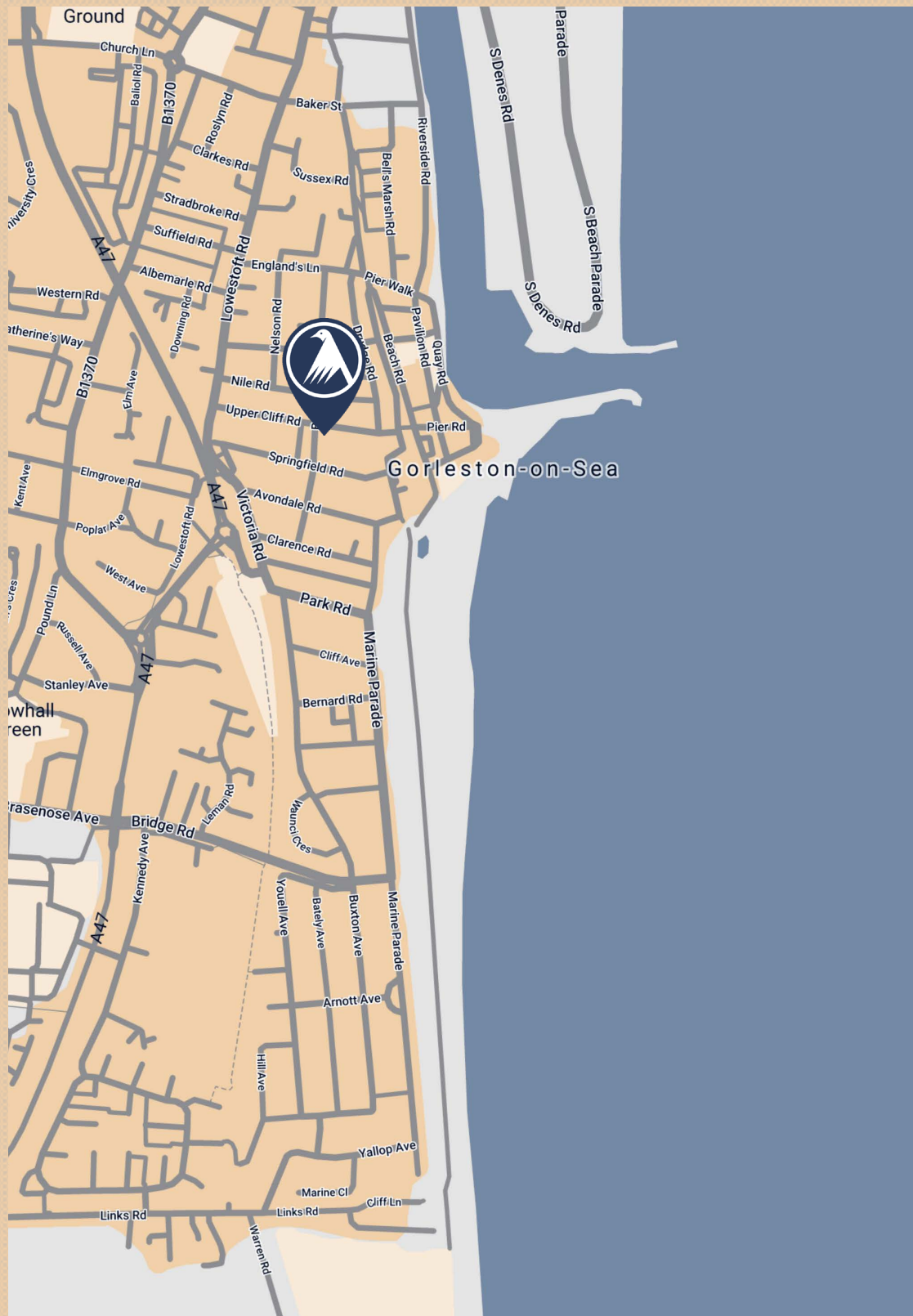
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FLOOR AREA
113.0 SQ M
1,217 SQ FT



Illustration for identification purposes only, measurements are approximate. Plan not to scale.

Ref: 7319



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