



ADDRESS
6 Marine Crescent
Great Yarmouth
Norfolk
NR30 4ER

TENURE
Freehold

STATUS
Chain Free

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‘AN EXQUISITE 1930S SEAFRONT HOME ON A GENEROUS 0.19 ACRE PLOT, OFFERING UNINTERRUPTED VIEWS OF THE BEACH AND VENETIAN WATERWAYS. WITH ORIGINAL PERIOD FEATURES THROUGHOUT AND MODERN COMFORTS, THIS CHARMING PROPERTY BLENDS COASTAL LIVING WITH TIMELESS ELEGANCE IN ONE OF NORFOLK’S MOST DESIRABLE SETTINGS.’

The Tour:

Situated on the highly sought-after Marine Crescent, this semi-detached 1930s home occupies a substantial plot with a direct seafront position, offering unrivalled views of the beach and the serene Venetian Waterways. Retaining many of its original period features, this property is an exquisite example of early 20th-century coastal architecture, while also providing ample opportunity for modern living.

Approached via a low-walled front garden, the home boasts a gated driveway that leads to a single garage, offering convenient off-street parking. A charming storm porch frames the main entrance, inviting you into the welcoming hallway that still showcases the craftsmanship of the era, with original staircases and woodwork throughout.

The bay-fronted living room is generously proportioned and perfectly positioned to capture easterly views over the seafront. An original tiled fireplace grounds the space, adding to the character and charm. To the rear, the formal dining room is a testament to the property's former elegance, featuring well-preserved carpentry that speaks to the home's heritage.

A light-filled conservatory extends from the main living space, providing a tranquil year-round retreat with views over the expansive lawned garden. The garden itself offers considerable potential for green-fingered enthusiasts, with a former vegetable patch at the rear ready to be revitalised. A ground floor shower room adds practical convenience, ideal for beachside living.

The heart of the home is a beautifully refitted kitchen and breakfast room, blending modern utility with space for sociable family mornings. There is also a separate utility room and an outdoor WC, catering to both convenience and lifestyle needs.

On the first floor, a central landing flooded with natural light gives access to three well-appointed

bedrooms. The front bedrooms enjoy uninterrupted views across the water, while the rear bedroom offers serene garden views, with the park visible beyond the property's boundary. A large family bathroom, fitted with a separate WC, retains its quality but may welcome a contemporary touch.

The top floor loft room is a versatile space, currently utilised as a home gym but equally suited as a guest room or private retreat, offering panoramic views over the Crescent and the sweeping seafront.

This home benefits from modern comforts including gas central heating powered by a newly installed combi boiler, and uPVC double glazing throughout, ensuring warmth and energy efficiency.

With its enviable seafront location, original features, and generous outdoor space, this property offers a unique opportunity to enjoy both coastal living and the charm of a bygone era in one of Norfolk's most desirable settings.

Points to note:

Tenure: Freehold

Heating: Gas Central Heating

Windows: Double glazed with uPVC frames

Construction: Cavity wall (assumed)

Average Heating & Lighting Costs: TBC

Council Tax: Band E (£2,658.22)

Energy Performance: TBC

Broadband: Ultrafast 1000mbps available



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Features

Type: Semi-detached Seaside Home

Beds: Four Bedrooms

Baths: Family bathroom

Reception: Kitchen/breakfast room, living room, dining room & conservatory

Garden: 0.19 Acre plot with sunny west facing rear gardens

Love: Seaside setting with wonderful coastal views.

Status: Chain free sale

The Area:

Marine Crescent in Great Yarmouth offers a serene coastal lifestyle with its stunning sea views and proximity to both nature and town amenities. Nestled along the seafront, the area is known for its picturesque Venetian Waterways and golden beaches, providing residents with scenic walks and recreational activities year-round. The Crescent enjoys a peaceful atmosphere, while still being within easy reach of local shops, cafés, and restaurants, offering both convenience and charm.

Families are well-served by several nearby schools, including Northgate Primary and Ormiston Venture Academy, both within a short drive. For leisure, Great Yarmouth offers a range of attractions, including the historic Pleasure Beach, Time and Tide Museum, and the Hippodrome Circus. Nature lovers can explore the nearby Norfolk Broads, famed for boating and wildlife. With a blend of tranquility and accessibility, Marine Crescent is an ideal location for those seeking coastal living with ample amenities nearby.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

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



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Entrance hall



Living room detail



Breakfast room



Conservatory



Family bathroom



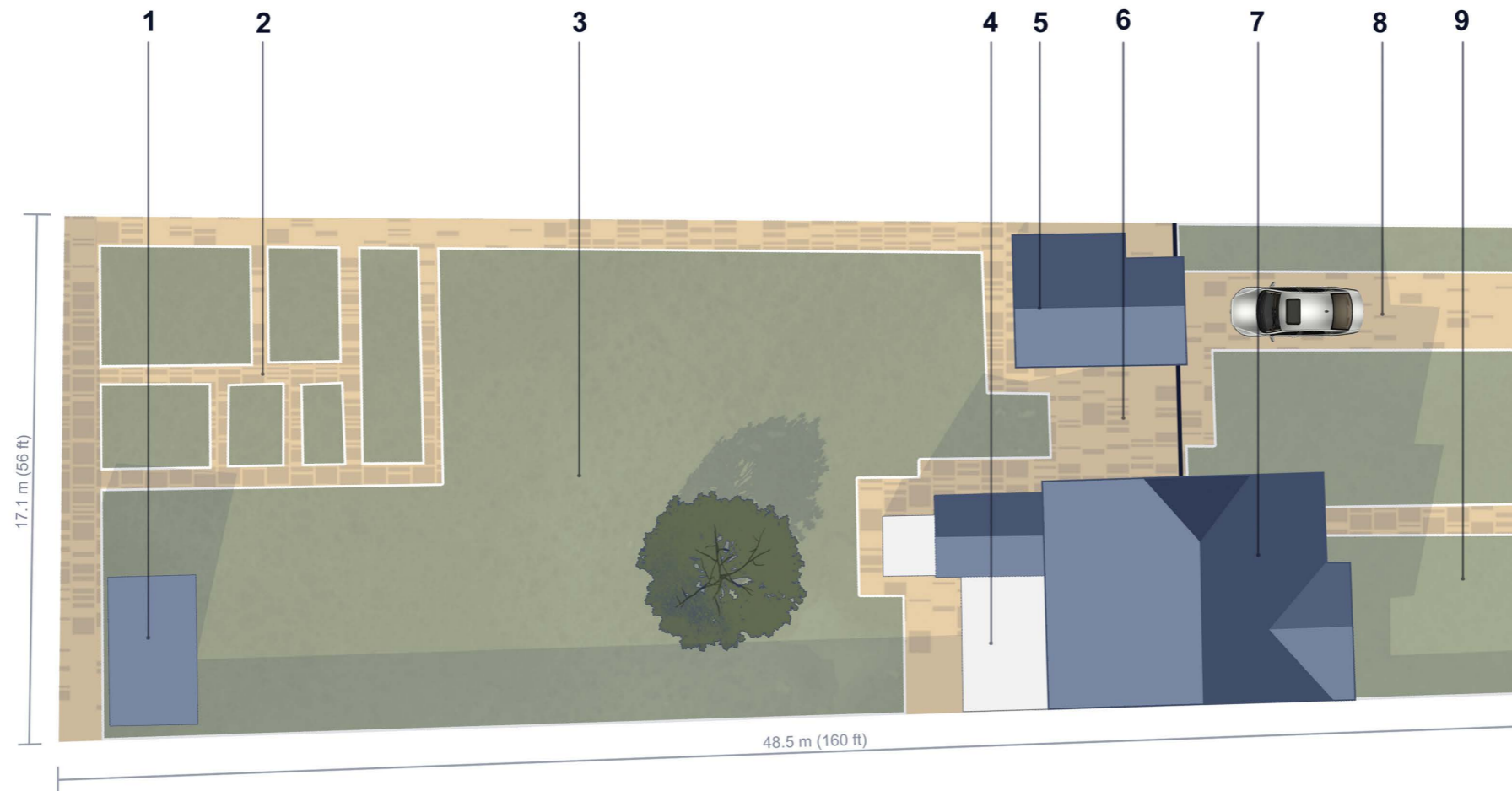
Second bedroom



Third bedroom



Loft room



- 1. Shed
- 2. Former vegetable garden
- 3. Lawned rear garden
- 4. Conservatory
- 5. Garage
- 6. Patios & footpaths
- 7. Residence
- 8. Driveway
- 9. Lawned front garden

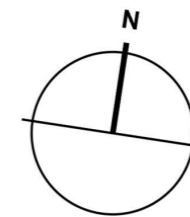
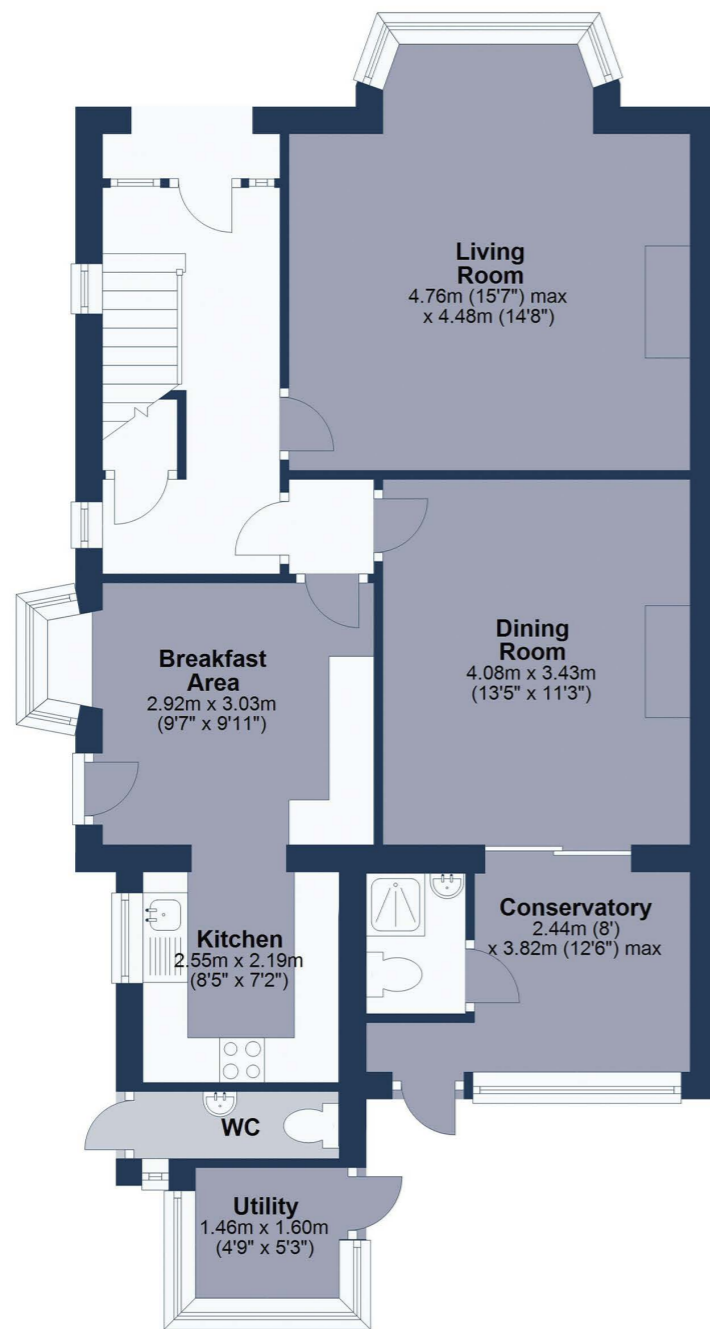


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer.
Plan not to scale.

Ground Floor

Approx. 75.0 sq. metres (806.9 sq. feet)



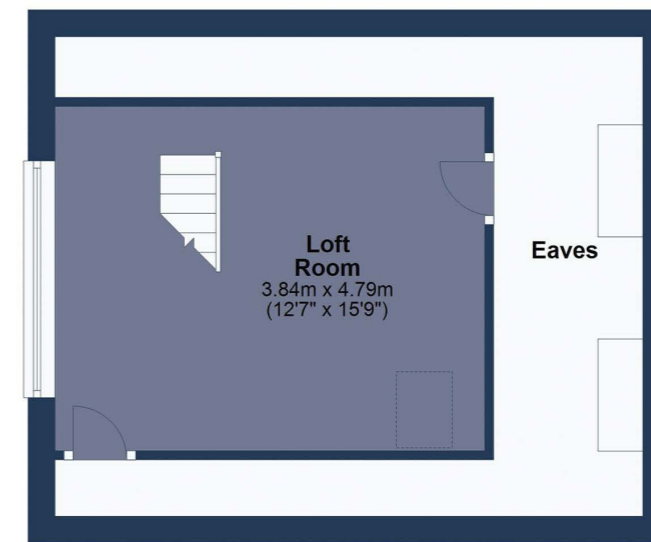
First Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



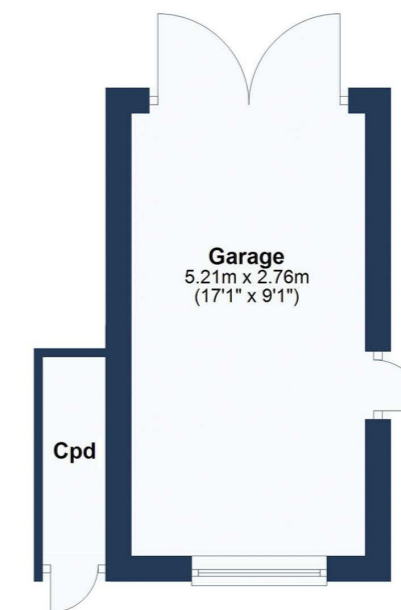
Second Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
 Plus garages, approx. 16.8 sq. metres (181.0 sq. feet)



Ref: 7344



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