



ADDRESS

15 Esplanade Court
North Drive
Great Yarmouth
Norfolk
NR30 1AE

TENURE

Leasehold

STATUS

Chain Free

L R K E S



“Set in a prime seafront position, this ground-floor apartment captures the essence of modern coastal living. With panoramic views, elegant finishes, and a location steps from Great Yarmouth’s promenade, it offers an enviable lifestyle in a secure gated development.”

Esplanade Court, North Drive, Great Yarmouth

Leasehold | Approx. 984 sq ft / 91.4 sq m

The Tour:

Situated within a secure, gated development on North Drive, this bright and generously proportioned ground-floor apartment offers a seamless blend of modern comfort and coastal charm.

A welcoming hallway leads into the spacious living room, where French doors open directly onto a private terrace – the perfect spot for morning coffee or evening drinks while enjoying views of the beach and sea beyond.

The adjoining kitchen and dining area is well-equipped with contemporary cabinetry, integrated appliances, and tiled flooring to the kitchen zone, making it both stylish and practical.

From the inner hallway, you'll find two comfortable double bedrooms, both overlooking the front of the development towards Wellesley Sports Ground. The principal bedroom benefits from an en-suite bathroom, while a separate shower room serves guests and the second bedroom. Ample storage is provided by built-in cupboards in the hall.

The property includes one allocated parking space within the secure gated car park and enjoys access to the well-maintained communal gardens.

The Area:

North Drive offers a quintessential English seaside lifestyle. Situated near Great Yarmouth's bustling promenade, it provides the perfect balance of tranquillity and easy access to local attractions. The soothing sound of the waves and invigorating sea air create a serene atmosphere.

Just a short stroll away, the golden sands and iconic Britannia Pier await. The pier is a hub of traditional amusements, arcades, and lively theatre shows, embodying the charm of the English seaside. The nearby town centre features an array of shops, cafes, and restaurants, while the Market Place offers a mix of independent boutiques, high-street chains, and supermarkets.

Families will appreciate the selection of highly regarded schools in the area, including North Denes Primary School, Great Yarmouth Charter Academy, Yarmouth Academy, and Acle Academy.

For history enthusiasts, Great Yarmouth's rich maritime heritage is unmissable. Explore the Elizabethan House Museum or the historic remnants of Yarmouth Castle. Family-friendly activities abound, from boat trips on the Norfolk Broads to encounters at the Sea Life Centre and thrilling rides at the Pleasure Beach amusement park.

For a quieter escape, the Wellesley Recreation Ground offers a peaceful retreat for picnics, leisurely strolls, or watching local football matches. Beyond the town, the Norfolk Broads National Park beckons with its enchanting waterways and picturesque villages.

Residents benefit from secure parking at North Drive Car Park and enjoy the well-maintained communal gardens, fostering a sense of community and providing a delightful outdoor space to unwind.

North Drive is an invitation to experience the charm of coastal living, where every day offers a new adventure – be it exploring the vibrant town, delving into its history, or simply relaxing by the sea.

**FIND
YOUR
NEST**



FIND
YOUR
NEST



Points to Consider:

Tenure: Leasehold – remainder of a 999-year lease from 2002

Ground Rent: £112.50 per annum

Service Charges: Approximately £1370 per annum

Construction: Insulated cavity wall

Fenestration: uPVC double glazing

Heating: Gas central heating

Energy Performance: EPC Rating C (Score: 75), with potential to improve to C (Score: 76)

Average Energy Use per annum: 4,629 kWh for heating & 2,142 kWh for hot water

Council Tax: Band C (£2,024.86 for 2025/26 – Great Yarmouth Borough Council)

Broadband: 'Superfast' broadband available (up to 80 Mbps download / 20 Mbps upload)†

The Legal Bit:

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package





Kitchen/diner



Entrance hall



Living room detail



The living room with sea views



Principle bedroom



Ensuite bathroom



Shower room



Second bedroom

Room Dimensions		Maximum Dimensions Listed
1	Kitchen	2.78m x 3.74m (9'1" x 12'3")
2	Living Room	4.85m x 5.50m (15'11" x 18')
3	Dining Area	2.64m x 3.74m (8'8" x 12'3")
4	Bedroom 1	3.91m x 3.74m (12'10" x 12'3")
5	Bedroom 2	4.11m x 2.61m (13'6" x 8'7")
6	En-suite Bathroom	2.60m x 2.10m (8'6" x 6'10")
7	Shower Room	1.81m x 1.88m (5'11" x 6'2")
8	Hallway	
9	Patio/Terrace	

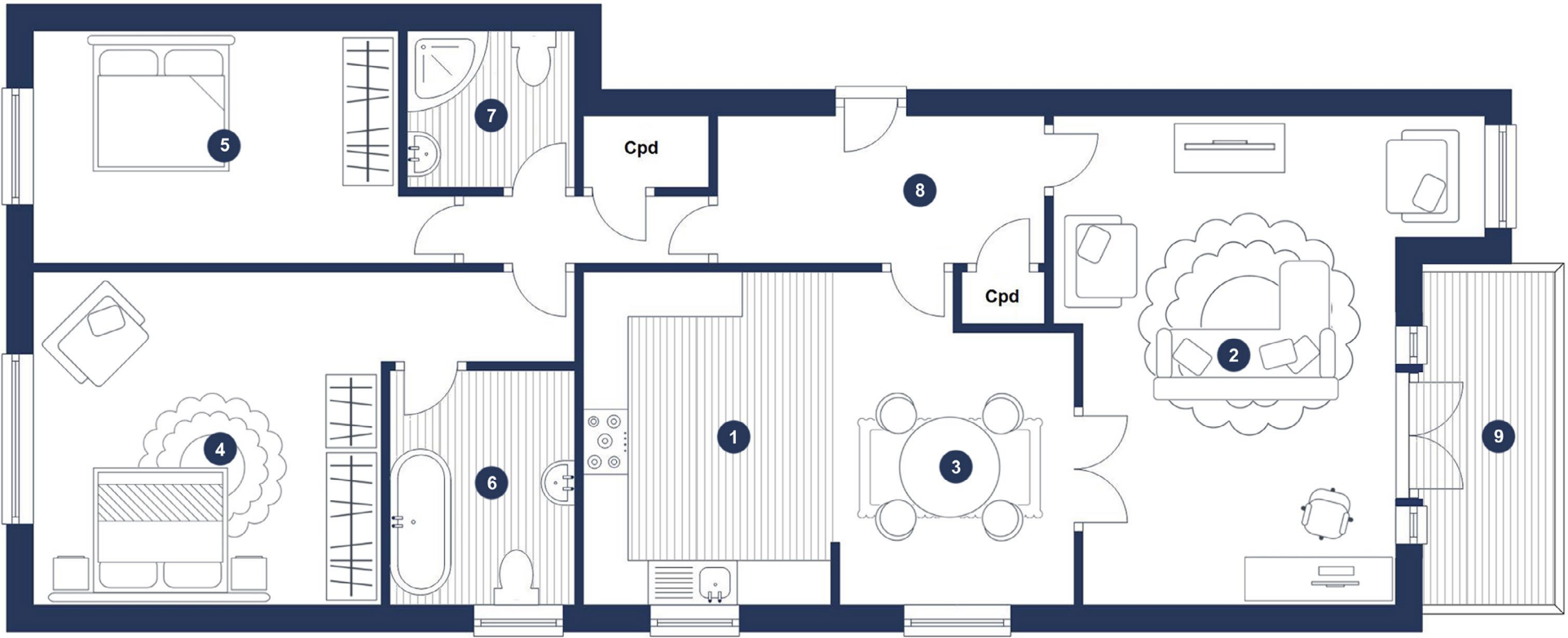
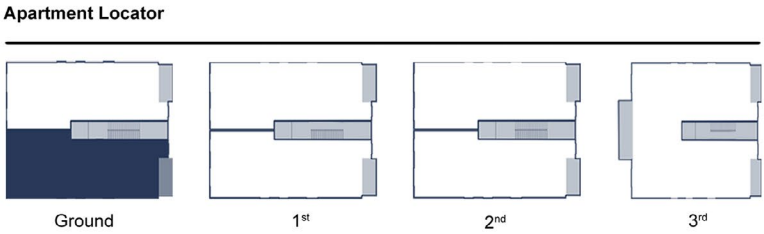
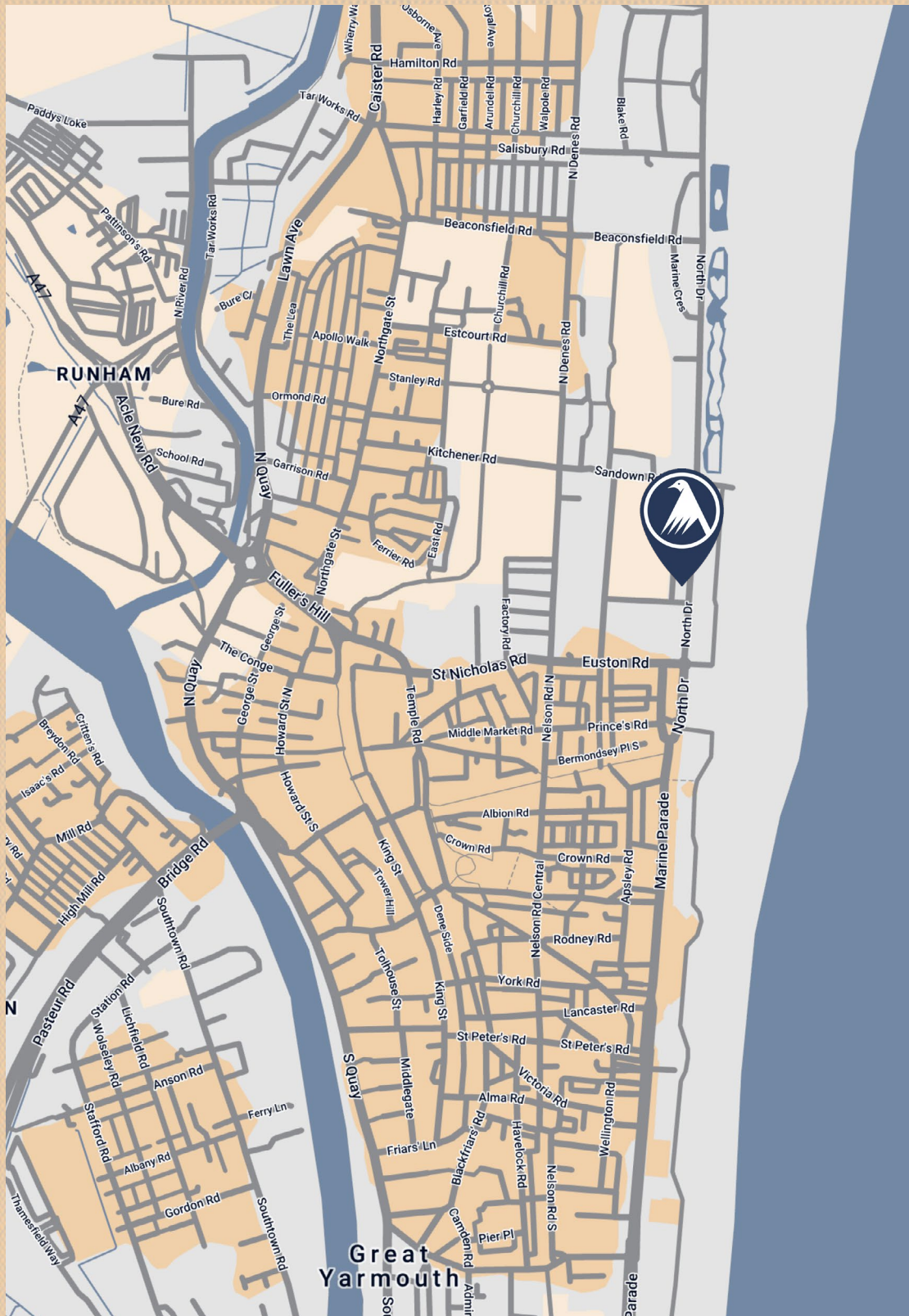


Illustration for identification purposes only, measurements are approximate. Plan not to scale.

Ref: 7384



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property