



102 Victoria Road
Gorleston-on-Sea | Norfolk | NR31 6EA

 FINE & COUNTRY

FANTASTIC COASTAL LOCATION



Positioned within one of Gorleston-on-Sea's most desirable residential settings, this detached chalet bungalow offers a rare balance of scale, flexibility and coastal convenience. Approached via a generous driveway, the property presents an attractive frontage, complemented by established planting and a sense of privacy that immediately sets the tone.

The location is particularly compelling, just a short walk from Gorleston-on-Sea Beach. The home allows for a lifestyle that blends everyday practicality with the benefit of open coastline, sea air and scenic walks along the promenade.



KEY FEATURES

- A Substantial Detached Chalet Bungalow in an Exceptional Coastal Position within a Short Walk of Gorleston-on-Sea Beach
- Two Double Bedrooms on the Ground Floor (One with En-Suite)
- Impressive First Floor Master Bedroom with En-Suite
- Plus a Fourth Bedroom or Dedicated Home Office
- A Sizeable Discreet Area of Accessible Walk-In Boarded and Shelved Loft Storage Space
- Recently Installed Contemporary Kitchen with Quartz Worktops and Integrated Appliances plus a Separate Utility Room
- Multiple Reception Rooms including Sitting Room, Dining Room and Garden Room
- Generous Plot of approximately 0.19 acres with Wrap-Around Gardens
- Single Garage and Driveway Parking for Multiple Vehicles
- The Accommodation extends to 2,137 sq.ft including the Garage
- Energy Rating: TBA

Gorleston-on-Sea Beach is widely regarded as one of the finest in the country, ranked 12th in Tripadvisor's Top 25 Beaches in Europe in both 2023 and 2025, and named the number one beach in the UK.

Best Of The Best

It has also achieved Tripadvisor's Travelers' Choice Best of the Best status, placing it within the top 1% of destinations globally, supporting a 4.5 star rating from thousands of glowing reviews. Yet beyond the accolades, it is the everyday lifestyle that truly defines its appeal. Early morning coffee before the dog walkers arrive, watching the sunrise over the North Sea, unhurried walks along the promenade or up along the cliffs, and evenings spent at the Pavilion Theatre all combine to create a setting that feels both vibrant and effortlessly relaxed.

Contemporary Design Meets Practical Living

The interior has been thoughtfully enhanced, most notably through the installation of a striking contemporary kitchen. Finished with quartz worktops and a full suite of integrated appliances, the space is both visually impressive and highly functional. A central island anchors the room, creating a natural focal point for entertaining, informal dining or everyday family life. The kitchen connects effortlessly with the wider living space.





KEY FEATURES

The sitting room offers a more traditional setting, centred around a feature fireplace and generous proportions, while the adjoining garden room provides a light filled extension of the home. Overlooking the garden, this space is ideal for relaxing throughout the seasons. From the sitting room there are doors leading into the separate dining room which features a large bay window.

Versatile Accommodation For Modern Lifestyles

One of the defining features of the property is its adaptability. The ground floor offers well-proportioned bedrooms alongside a modern family bathroom, creating the option for single-level living where required. A separate office, equally suited to remote working or used as an bedroom four, further enhances flexibility.

Upstairs, the loft conversion has transformed the property, creating a generous principal suite complete with en-suite facilities and extensive storage. This level offers both privacy and scale, making it ideal as a main bedroom retreat or guest suite.

Gardens To Enjoy Through Every Season

Occupying a plot of approximately 0.19 acres, the gardens wrap-around the property and have been carefully cultivated to provide structure, colour and year round interest. Mature hedging creates a sense of enclosure, while lawned areas offer space for relaxation and recreation.

A paved patio provides the perfect setting for outdoor dining, complemented by additional seating areas and a pergola that enhances the usability of the space. The overall design ensures that the garden can be enjoyed at different times of day, with a pleasant aspect and a sense of privacy throughout.

























INFORMATION



On The Doorstep

Gorleston-on-Sea is one of the East Coast's most sought-after seaside locations, celebrated for its exceptional beach and relaxed coastal atmosphere. From the property, a short walk leads directly to Gorleston Beach, an expansive stretch of golden sand framed by a wide promenade, where early morning walks, sea swims and sunset views become part of everyday life. The beach itself is widely regarded as one of Norfolk's finest, offering a perfect balance of natural beauty and accessibility, with cafés, eateries and leisure facilities lining the promenade. Whether enjoying a quiet coffee overlooking the sea or spending the day by the water, the setting provides a lifestyle that feels both vibrant and restorative. Beyond the coastline, Gorleston-on-Sea offers excellent day to day convenience. The high street provides a range of independent shops, supermarkets, cafés and essential services, while the nearby James Paget University Hospital is within easy reach. A selection of well-regarded primary and secondary schools are also available locally. The area is well connected, with regular bus routes linking to Great Yarmouth, Lowestoft and Norwich, while rail services from Lowestoft provide access further afield, including routes towards London.

How Far Is It To?

Great Yarmouth is approximately 3 miles to the north and offers a wide range of shopping, leisure and entertainment facilities. Lowestoft lies around 8 miles to the south, providing further amenities along with rail connections. Beccles, approximately 10 miles away, is a thriving market town with independent shops, restaurants and a popular weekly market. Norwich, located around 22 miles to the west, offers a comprehensive selection of retail, cultural and dining experiences, along with a mainline rail link to London Liverpool Street and an international airport. The Suffolk coastline is also within easy reach, with destinations such as Southwold offering a quintessential seaside experience, complete with beach huts, pier and historic charm.

Directions - Please Scan QR Code Below

From Beccles, proceed via the A143 towards Great Yarmouth, passing through Toft Monks, Haddiscoe and St Olaves. Continue along the A143 through Fritton before joining Beaufort Way. Follow the road through a series of roundabouts, then take the turning onto Lowestoft Road. Continue before turning onto Bridge Road, then left onto Victoria Road where the property will be found on the left-hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [wand.power.journals](https://www.wand.power.journals)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

Great Yarmouth Borough Council - Council Tax Band E

Freehold





This property requires an Energy Performance Certificate, which is in the process of being done



Approximate total area⁽¹⁾
 2137 ft²
 198.4 m²

Reduced headroom
 44 ft²
 4.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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