



Aldreds
Estate Agents

54 Englands Lane

Gorleston, NR31 6BE

Offers Over £115,000



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This well-presented two bedroom first floor apartment forms part of an original property thoughtfully converted into flats in 2021. The home has been well maintained throughout and benefits from gas central heating, offering comfortable and modern living in a characterful setting.

The accommodation features a bright open plan lounge, kitchen and dining area, ideal for both relaxing and entertaining. Situated in a central Gorleston location, the property is just a short distance from the beach and local amenities, making it perfectly suited for those seeking a convenient coastal lifestyle. The vendors have also secured their onward purchase, helping to facilitate a smooth transaction.

Entrance Hall

L shaped hallway, double glazed front door to first floor stair well, radiator, laminate floor, entrance to kitchen/lounge/diner, two bedrooms and bathroom.

Lounge/Kitchen/Diner

17'5" x 13'8" (5.33m x 4.19m)

Double glazed window to front, two radiators, laminate floor, second door back to hallway, fitted kitchen with integrated cooker, ceramic hob, extractor fan, sink and draining board, fridge freezer, dish washer with space for free standing washing machine. Cupboard with wall mounted gas combi boiler, additional under and over counter cupboards.

Bedroom 1

13'1" x 8'7" (4.01m x 2.64m)

Double glazed window to front aspect, laminate flooring, built in wardrobe, radiator, access to en-suite.

En-Suite Shower Room

Vinyl floor, radiator, WC, basin, walk-in shower cubicle with wall mounted shower.





Bedroom 2

10'11" x 8'0" (3.35m x 2.44m)

Double glazed window to rear, radiator, laminate floor, built-in wardrobe.

Bathroom

Vinyl floor, radiator, WC, fitted basin with vanity unit, in-set storage, bath tub with wall mounted shower attachment and glass screen.

Council Tax

Great Yarmouth Borough Council - Band A

Services

Mains gas, water, electricity, drainage

Tenure

Leasehold - 130 year lease from 2021 - Service charges £1,300 per annum split in two being paid once every 6 months, no ground rent.

Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Direction

Heading south on High Street, proceed over the traffic lights onto Lowestoft Road. Continue past Sussex Road and Barham Court on the left and take the next turning on the left onto Englands Lane where the property will be found on the right hand side.

What 3 Words

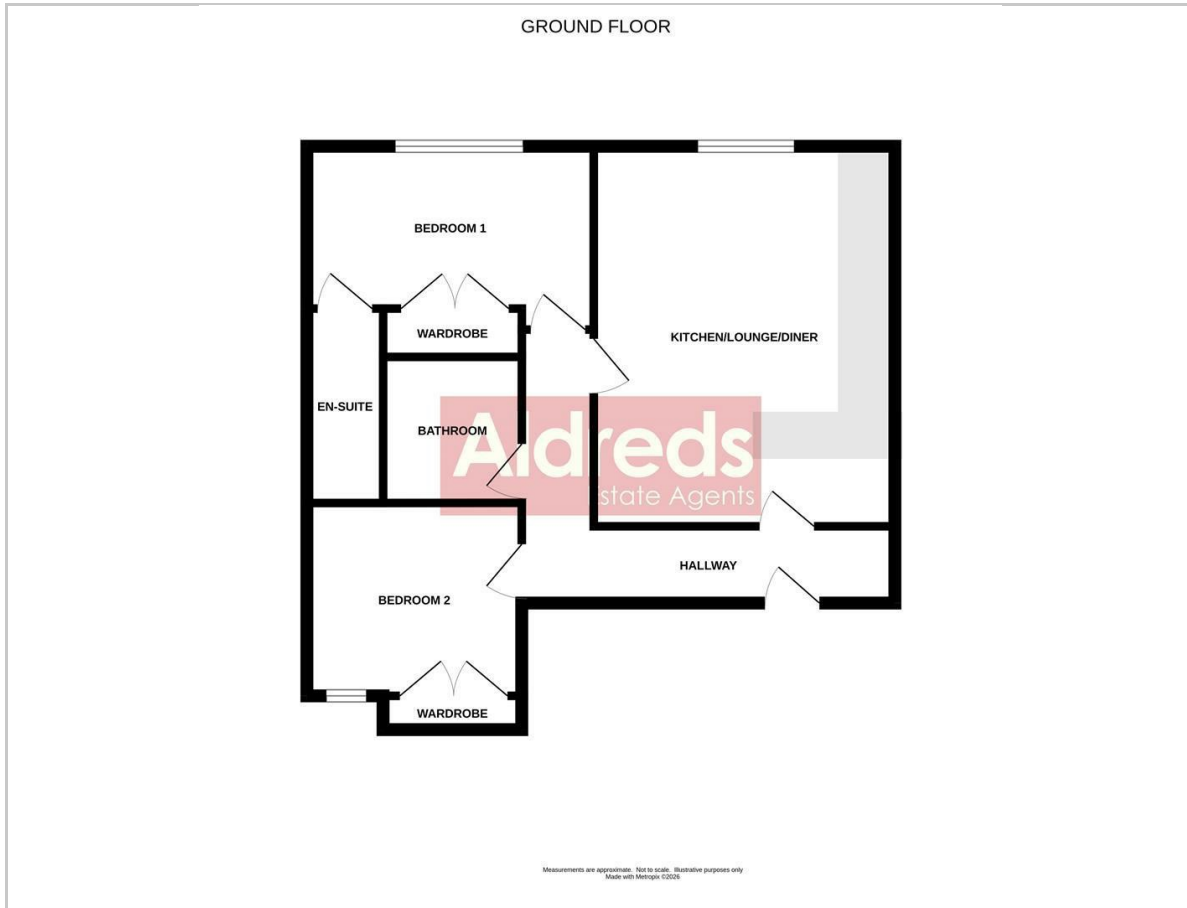
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G18477/03/26



Floor Plan



Viewing

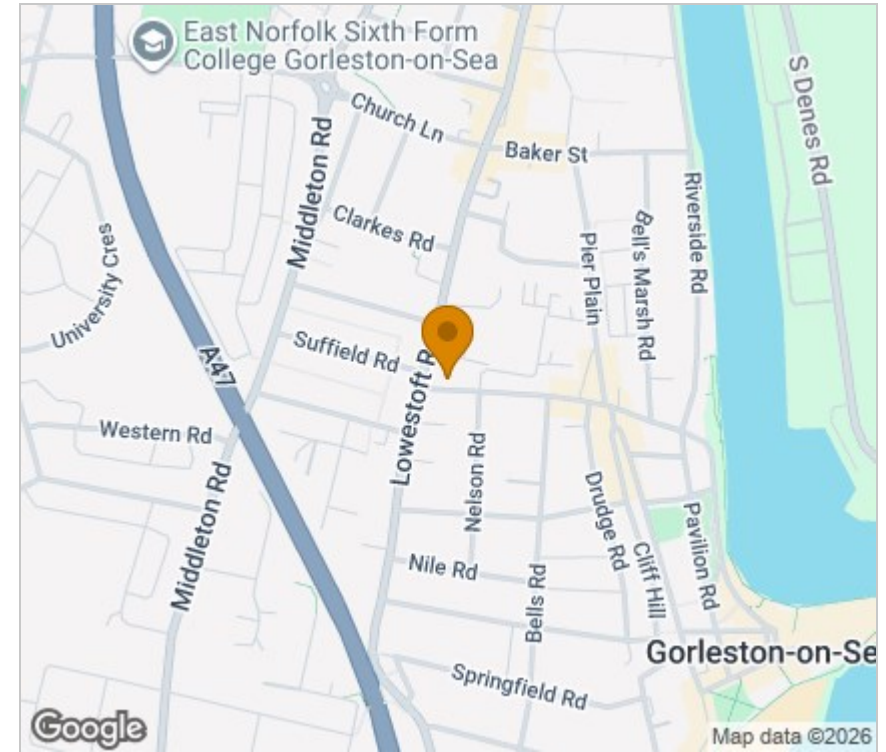
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Disclaimer

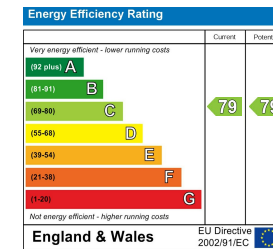
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Area Map



Energy Efficiency Graph



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