



17 Kent Square, Great Yarmouth

Great Yarmouth



£160,000

Minors & Brady

17 Kent Square

Great Yarmouth, Great Yarmouth

Arranged over three floors, this substantial five-bedroom end terraced house offers a rare opportunity to acquire a sizeable home in a central Great Yarmouth setting. Requiring modernisation, the property provides generous and adaptable accommodation, making it well-suited to buyers looking to refurbish and add value. With a lounge featuring a bay window, a fitted kitchen with separate utility and lean-to area, plus a bathroom, separate WC and additional shower room across the upper floors, the layout supports a range of future uses, including potential conversion to flats, subject to the necessary consents. A fully enclosed courtyard provides manageable outdoor space, while everyday amenities and coastal attractions are close at hand.

Location

Positioned within the popular seaside town of Great Yarmouth, Kent Square benefits from convenient access to a wide range of amenities. Local shops, supermarkets, schools and regular transport links are all within easy reach, while the town centre offers further retail options, cafés and leisure facilities. The sandy beach and seafront attractions are nearby, supporting an enjoyable coastal lifestyle alongside practical day-to-day convenience. The area is well served by bus routes connecting to surrounding villages and Norwich, and Great Yarmouth railway station provides direct services to Norwich for onward travel. Healthcare facilities, parks and essential services are also readily accessible.





M&B

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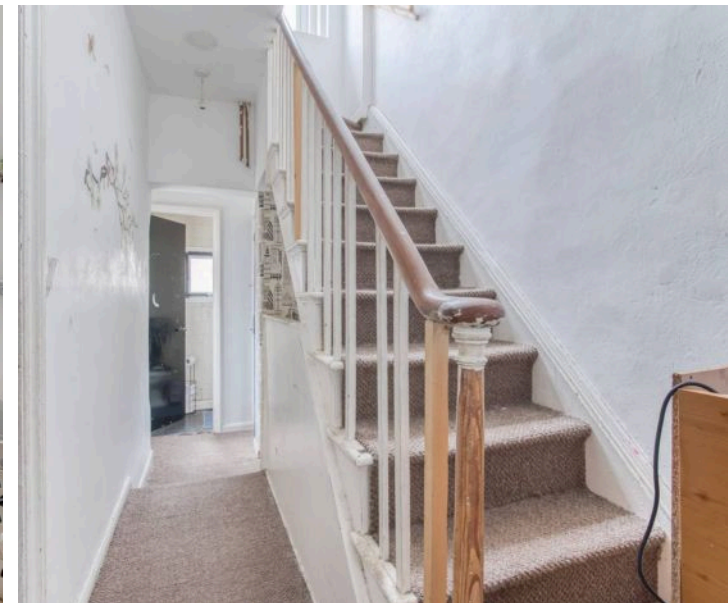
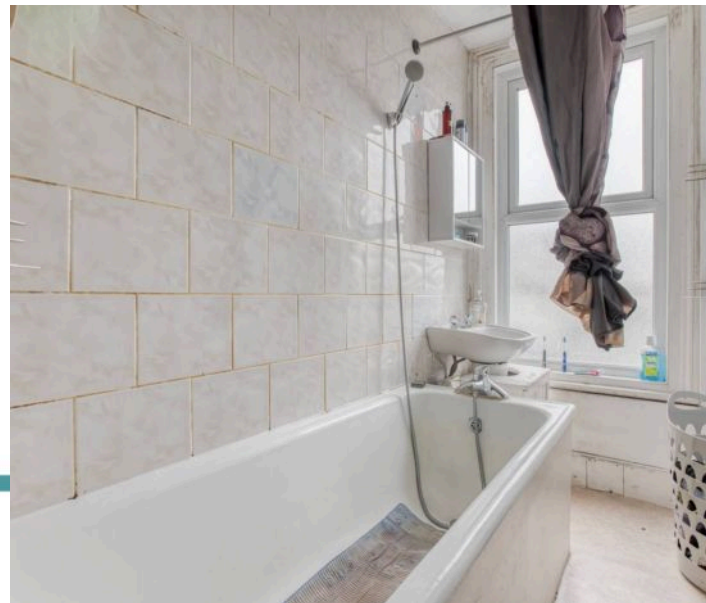
Kent Square, Great Yarmouth

This substantial end terraced house is arranged over three floors and offers five bedrooms along with flexible living space in the centre of Great Yarmouth.

An entrance hallway provides access to a staircase rising to the upper levels. Positioned at the front of the house, the lounge features a bay window that draws in natural light and creates a strong focal point within the room. Laminate flooring runs underfoot, while a chimney breast forms a central feature along one wall.

To the rear, a well-proportioned kitchen is fitted with a range of wall and base units, including display cabinets with glass panels, with work surfaces over and tiled splashbacks. A stainless steel sink with a drainer is set beneath a window overlooking the courtyard. There is space and plumbing for a dishwasher, along with room for further appliances. An integrated oven with a hob sits within the cabinetry. A door leads through to a utility room and in return to the lean-to area, providing additional covered space, complete with tiled flooring and a further window to the rear. From the kitchen, there is access to a staircase leading down to the basement, offering useful additional space.

On the first floor, a landing gives access to two bedrooms, a main bathroom and a separate WC. The principal bedroom spans the front elevation and benefits from a bay window. A second bedroom is positioned at the rear.



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The bathroom includes a bath with overhead shower, wash basin and radiator, complemented by a window to the front aspect. A separate WC is located nearby and includes a radiator and a window to the rear.

The second floor provides three additional bedrooms along with a shower room. Two bedrooms are arranged at the front of the house, each with windows and radiators, while another bedroom sits to the rear. The shower room is fitted with a shower cubicle, WC and radiator, finished with a window to the rear.

Outside, a fully enclosed courtyard offers low-maintenance outdoor space.

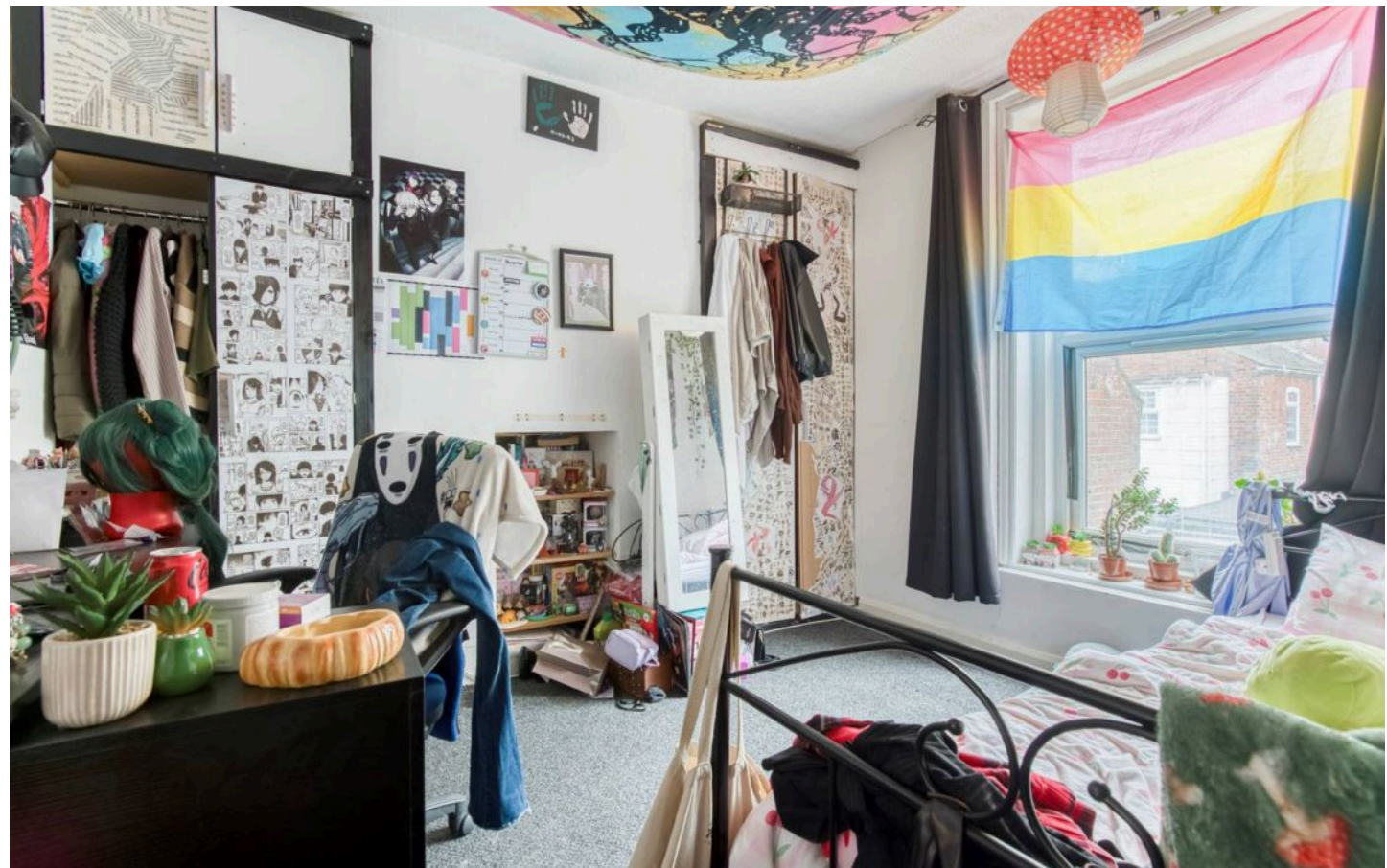
With accommodation arranged across three levels and five bedrooms already in place, this layout presents clear scope for a variety of uses, whether as a spacious family home or an investment opportunity, subject to the necessary consents.

Agents notes

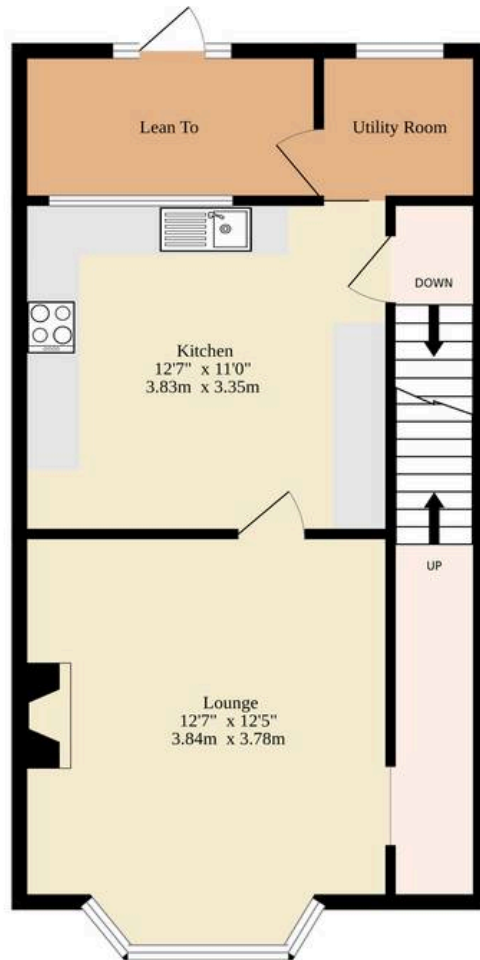
Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

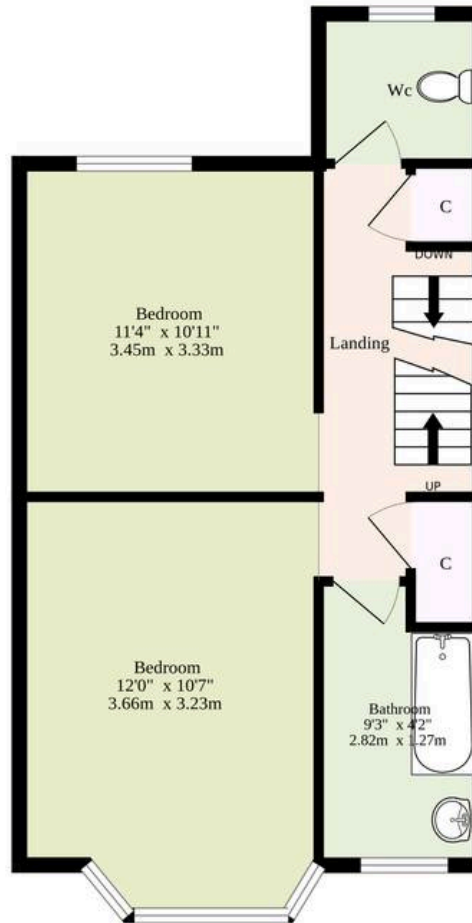
Council Tax Band- B



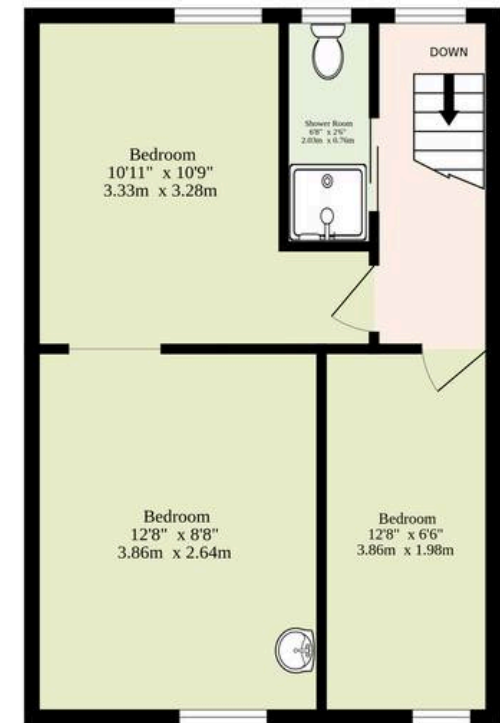
Ground Floor
424 sq.ft. (39.4 sq.m.) approx.



1st Floor
370 sq.ft. (34.4 sq.m.) approx.



2nd Floor
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Minors & Brady

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