



THE STORY OF

24 Cliff Hill

Gorleston, Norfolk

SOWERBYS





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24 Cliff Hill

Gorleston, Great Yarmouth, Norfolk
NR31 6DQ

Remarkable Coastal Period Home

Rarely Available and Popular Location

Wealth of Fine Original Features

Breath-Taking Sea Views

Highly Versatile Accommodation

Five Generous Bedrooms

Separate Accommodation/Home Office Options

Extraordinary 'Lookout' Tower

Enclosed Garden and Garage

Thriving Coastal Town

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Set within a picturesque and historically rich setting, this remarkable Grade II listed property, dating back to the 1850s, presents an exceptional opportunity to acquire a home which blends timeless charm with significant potential. Offering a spacious layout across multiple levels, the property combines five bedrooms, two family bathrooms, and an enchanting lookout room which promises stunning sea views — all steeped in character and history.



The ground floor provides a selection of elegant reception rooms, beginning with a welcoming entrance hall which leads into the expansive living room, perfect for both relaxing and entertaining. The charming dining room, positioned to complement the kitchen, creates an ideal space for formal gatherings. The well-equipped kitchen offers a practical area for culinary creations, while the garden, featuring several seating areas, provides a serene outdoor escape, ideal for soaking up the afternoon sun.

“One past resident was Nellie Eaton, a painter who exhibited at the Royal Academy and who had the look out built as a studio.”



Of particular note is the two-storey separated accommodation, offering versatility and the potential for a variety of uses — whether as a self-contained living space, bedroom, a home office, or a recreational retreat. The basement, providing additional space, offers exciting possibilities for storage, a workshop, or even a bespoke entertainment area tailored to your desires.



The first floor enjoys a sitting room with picturesque sea views framed by classic panelled pine doors. Alongside this is a generous bedroom, designed to maximise comfort and tranquillity, whilst a family bathroom completes this level - providing both style and convenience.



On the second floor, three further bedrooms provide ample space for family or guests, accompanied by another well-appointed family bathroom.

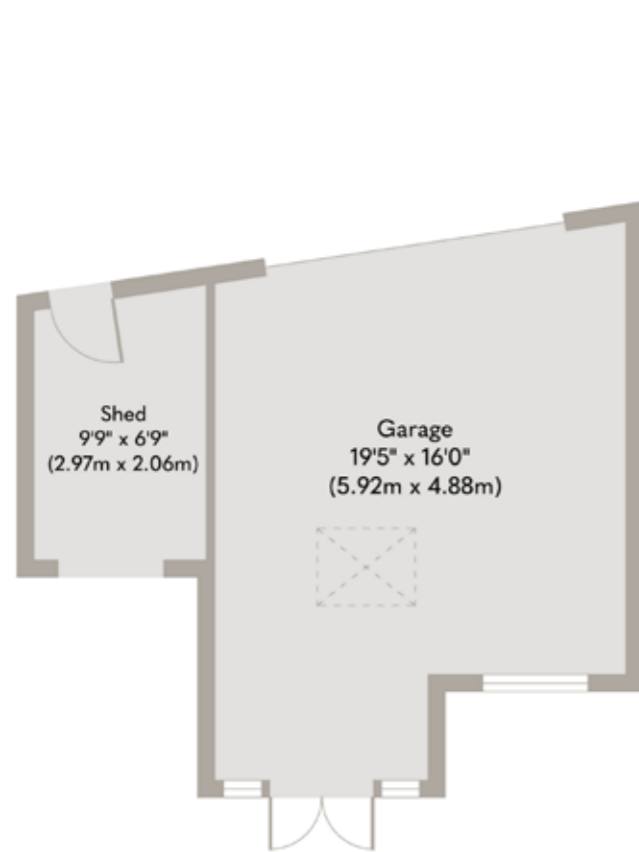




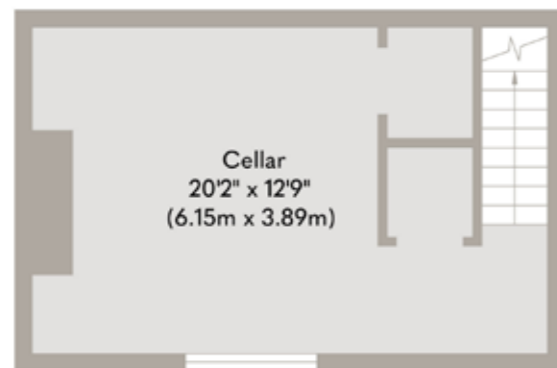
The third floor reveals the remarkable - a captivating lookout room where panoramic vistas and stunning sea views create the perfect spot to unwind, find inspiration for writing and art, or simply absorb the breath-taking surroundings.

Throughout, the property's original period features remain beautifully intact, showcasing the charm and elegance of the 1850s. The oversized garage offers ample storage space along with secure parking, completing this magnificent coastal home.

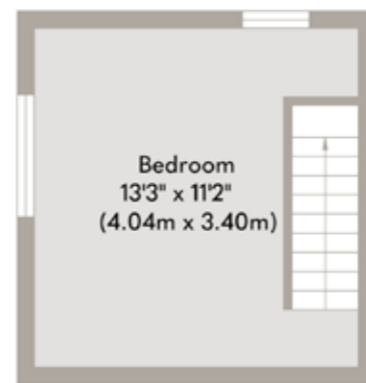




Outbuilding
Approximate Floor Area
373 sq. ft
(34.61 sq. m)



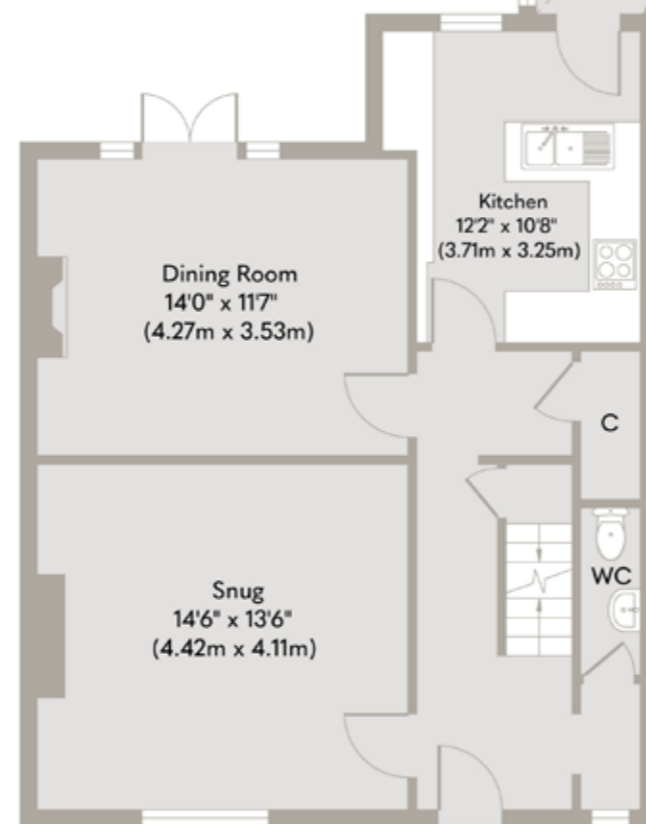
Cellar
Approximate Floor Area
257 sq. ft
(23.88 sq. m)



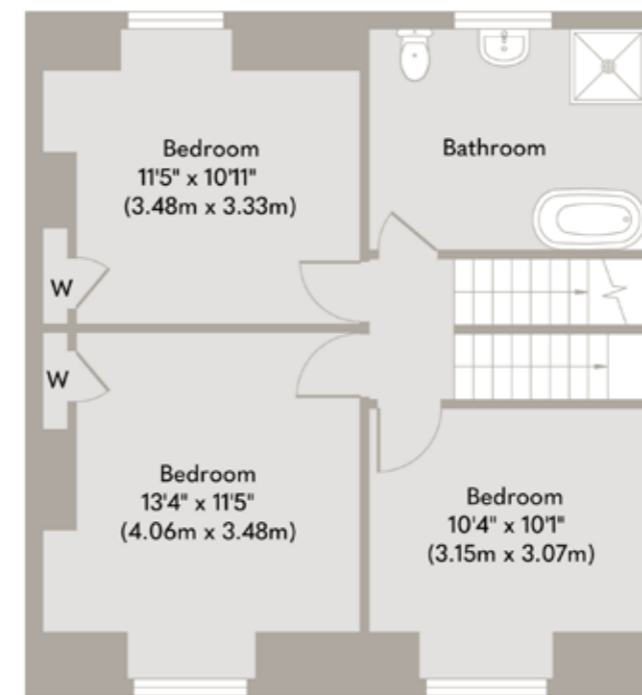
First Floor
Approximate Floor Area
168 sq. ft
(15.59 sq. m)



Garden Room
6'9" x 6'8"
(2.06m x 2.03m)



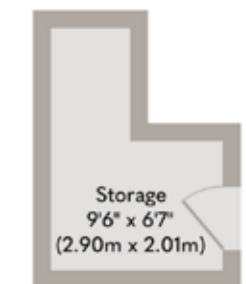
Ground Floor
Approximate Floor Area
857 sq. ft
(79.66 sq. m)



Second Floor
Approximate Floor Area
598 sq. ft
(55.58 sq. m)



First Floor
Approximate Floor Area
599 sq. ft
(55.68 sq. m)



Third Floor
Approximate Floor Area
48 sq. ft
(4.47 sq. m)



Approximate Floor Area
86 sq. ft
(7.94 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Gorleston

WHERE GOLDEN SANDS MEET TIME-LESS COASTAL CHARM

Gorleston, nestled along Norfolk's stunning coastline, offers a charming mix of seaside beauty and historical charm. As you wander through this quaint town, you're greeted by golden sands stretching lazily along the North Sea, just inviting you to relax and unwind.

The town's rich maritime heritage shines through its architecture and bustling harbour, where fishing boats gently bob against the backdrop of pastel-hued cottages. Gorleston Pier, with its panoramic views of the ocean and lively promenade, is a favourite spot for both locals and tourists alike. It's perfect for a leisurely stroll or enjoying classic fish and chips by the sea.

Beyond its coastal allure, Gorleston has a lively community spirit, with festivals and events throughout the year celebrating its cultural roots and seaside traditions. Whether you're exploring the Edwardian gardens of Cliff Park or discovering local shops and cafés along the high street, Gorleston has a timeless charm that captures Norfolk's coastal beauty perfectly.



Note from the Vendor



“A view of the sea and ships gliding past can always be enjoyed from four different levels.”



SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///keen.stunning.samplers

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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