



THE STORY OF

27 Pavilion Road

Gorleston, Norfolk

SOWERBYS



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Gorleston, Norfolk
NR31 6BY

Exceptional Four-Storey Coastal Townhouse

Far-Reaching Coastal Views

Just Yards from Award-Winning Gorleston Beach

Beautifully Appointed Bespoke
Contemporary Interiors

Five Versatile Bedrooms Across Four Floors

Wonderful South-West Facing Private Courtyard

Two Generous Balconies

Vaulted Principal Suite with
Breathtaking Outlook

Stylish Kitchen Diner with Balcony Access

Integral Garage and Private Parking

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Chain free and occupying an enviable position on Pavilion Road, this remarkable four-storey townhouse is one of just three individually designed, high-specification homes, perfectly placed for enjoying the best of Gorleston. With the award-winning beach just yards away and an impressive outlook across the harbour mouth, river and sea beyond, this is a home where the setting is every bit as special as the accommodation.

Arranged over four generous floors, the property offers beautifully considered and versatile living space, with five bedrooms, three bath/shower rooms and a succession of balconies designed to make the most of those extraordinary views.

The ground floor provides a welcoming entrance hall, cloakroom, rear lobby and a useful fifth bedroom, ideal for guests, home working or additional family space. Upstairs, the impressive 16ft kitchen/diner is very much the heart of the home, fitted with a comprehensive range of contemporary units, integrated appliances, solid wood worktops and a built-in wine fridge. Glazed doors open onto a generous balcony, creating an exceptional space for morning coffee, alfresco dining or simply taking in the ever-changing waterscape.

The first floor also offers a family bathroom, utility room and fourth bedroom, while the second floor introduces a substantial 17ft sitting room with direct access to another balcony. Bedroom three, complete with en-suite shower room, is also found here.

The top floor is particularly impressive. Two further bedrooms include the outstanding 16ft principal suite, featuring a dramatic vaulted ceiling and large picture window framing the harbour mouth, river and sea beyond. A Jack and Jill shower room serves the principal and second bedrooms.





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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Practicality has not been overlooked, with gas central underfloor heating, uPVC double glazing, security alarm and an integral garage. Outside, the rear offers a private south-west-facing courtyard, while the block-paved frontage provides parking for two cars.

With Gorleston beach, voted one of the finest in Europe, is on the doorstep, the thriving High Street, schools and a wealth of amenities, this is a rare opportunity to secure a truly individual coastal home in an enviable position.



Gorleston

WHERE GOLDEN SANDS MEET TIME-LESS COASTAL CHARM

Gorleston-on-Sea, nestled along Norfolk's beautiful coastline, offers an appealing blend of traditional seaside charm, community spirit and everyday convenience. At its heart is a sweeping, sandy beach overlooking the North Sea, backed by grassy cliffs, colourful beach huts and a promenade that invites leisurely strolls, family days out and dog walks beside the water.

The seafront is a focal point of local life, with beachside cafés, restaurants and places to enjoy a traditional fish and chips. Swimming, fishing, crabbing and watersports provide plenty of opportunities to make the most of the coast, while the nearby gardens and open spaces offer a welcome change of pace. For outdoor recreation, Gorleston Beach is particularly well served, with tennis and basketball courts, bowling greens, pitch and putt, a model yacht pond, a children's splashpad and outdoor fitness facilities. Dog owners can also enjoy walks along the beach, with seasonal restrictions applying to the northern section.

Culture and entertainment are equally well represented. The historic Edwardian Pavilion Theatre hosts a varied programme of theatrical productions, musical performances, comedy and family shows throughout the year. During the summer, its nearby bandstand brings the community together for free Sunday music events, creating a wonderfully traditional seaside atmosphere. In the town centre, the restored Art Deco Palace Cinema offers a choice of films across its four screens, providing another popular local amenity.

Gorleston also benefits from an active community, with clubs, groups and activities catering for a wide range of ages and interests. The popular Gorleston Cliffs parkrun takes place every Saturday morning, welcoming runners, joggers and walkers to its scenic five-kilometre route along the cliffs and promenade.

For everyday living, the town has a range of local shops, cafés, schools and educational facilities, alongside access to further education at East Norfolk Sixth Form College. Regular bus services connect Gorleston with Great Yarmouth, Lowestoft and Norwich, making it a practical choice for commuters and those who enjoy the convenience of nearby towns and cities.



Note from the Vendor



Coastal Views

“It has been a wonderful place to enjoy the coast, countryside and everything the local area has to offer.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9310-2098-0090-2590-0135

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///fortunate.habit.straying

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SOWERBYS

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