



ADDRESS

14 Beccles Road
Gorleston-On-Sea
Norfolk
NR31 0PT

TENURE

Leasehold

STATUS

Chain Free

LARKES

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“A spacious, light-filled top-floor apartment with far-reaching views and communal gardens, just moments from the coast.”



**FIND
YOUR
NEST**

14 Beccles Road, Gorleston-On-Sea, Norfolk, NR31 0PT

Leasehold | 761sq ft / 70.7 sq m

The Tour:

Occupying the top floor of a well-maintained block, this apartment spans over 760 sq ft and offers generous proportions, excellent natural light, and practical amenities including a residents' car park, private lock-up store, and access to communal gardens with dedicated drying areas.

A central hallway leads into the principal living room, where wide north-facing windows flood the space with light and provide views across the rooftops and riverside. The adjacent kitchen has dual-aspect windows, fitted cabinetry, and space for informal dining.

Two double bedrooms sit quietly to the rear, one with fitted mirrored wardrobes. A tiled bathroom and separate WC complete the accommodation, alongside plentiful storage cupboards throughout.

The building is constructed with insulated cavity walls, and the flat benefits from fully double-glazed windows and gas central heating via a mains-fed boiler and radiators. With an EPC rating of D (potential C), the home combines practicality with scope for future improvement.

The Area

Beccles Road is well placed for both town and coast. The wide sandy beach at Gorleston is within easy reach, as are riverside walks along the Yare. Local shops, supermarkets, and healthcare facilities are close by, while Great Yarmouth's wider amenities and cultural attractions lie just a few minutes north.

Road links via the A47 provide straightforward access to Norwich and the surrounding Norfolk countryside. For families, the property falls within catchment for Southtown Primary School, Edward Worlidge Ormiston Academy, and Cliff Park Ormiston Academy.

Points to Consider

- Tenure: Leasehold
- Lease Charges: Approximately £690 annually (including ground rent, service charge & building insurance)
- Construction: Insulated cavity wall
- Fenestration: Fully double glazed
- Heating: Gas central heating
- Energy Performance Rating: D68, with potential to improve to C69
- Average Heating & Lighting Costs: £690 per annum*
- Council Tax: Band A (£1,518.65)
- Broadband: Ultrafast, up to 1000 Mbps download / 100 Mbps upload†
- Parking: One allocated space in residents' car park
- Additional Amenities: Private lock-up store; communal gardens and drying areas

The Legal Bit

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package



Entry way



A central hallway serves the accommodation



The living room



Kitchen dining area



Riverside view



Kitchen detail



Bathroom



Communal gardens



Primary bedroom



Bedroom detail with fitted wardrobes



Beccles Road entrance



Second bedroom

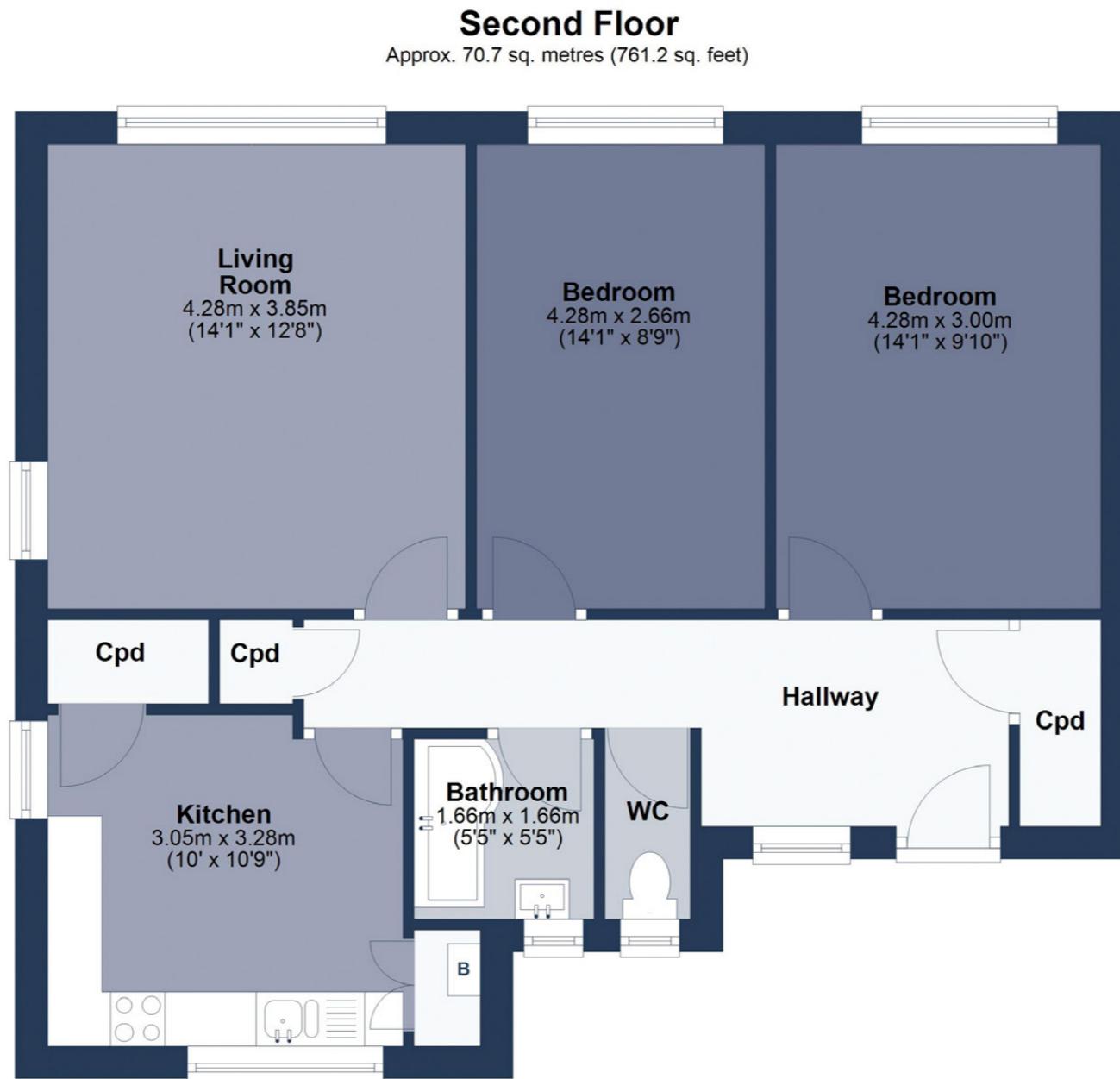
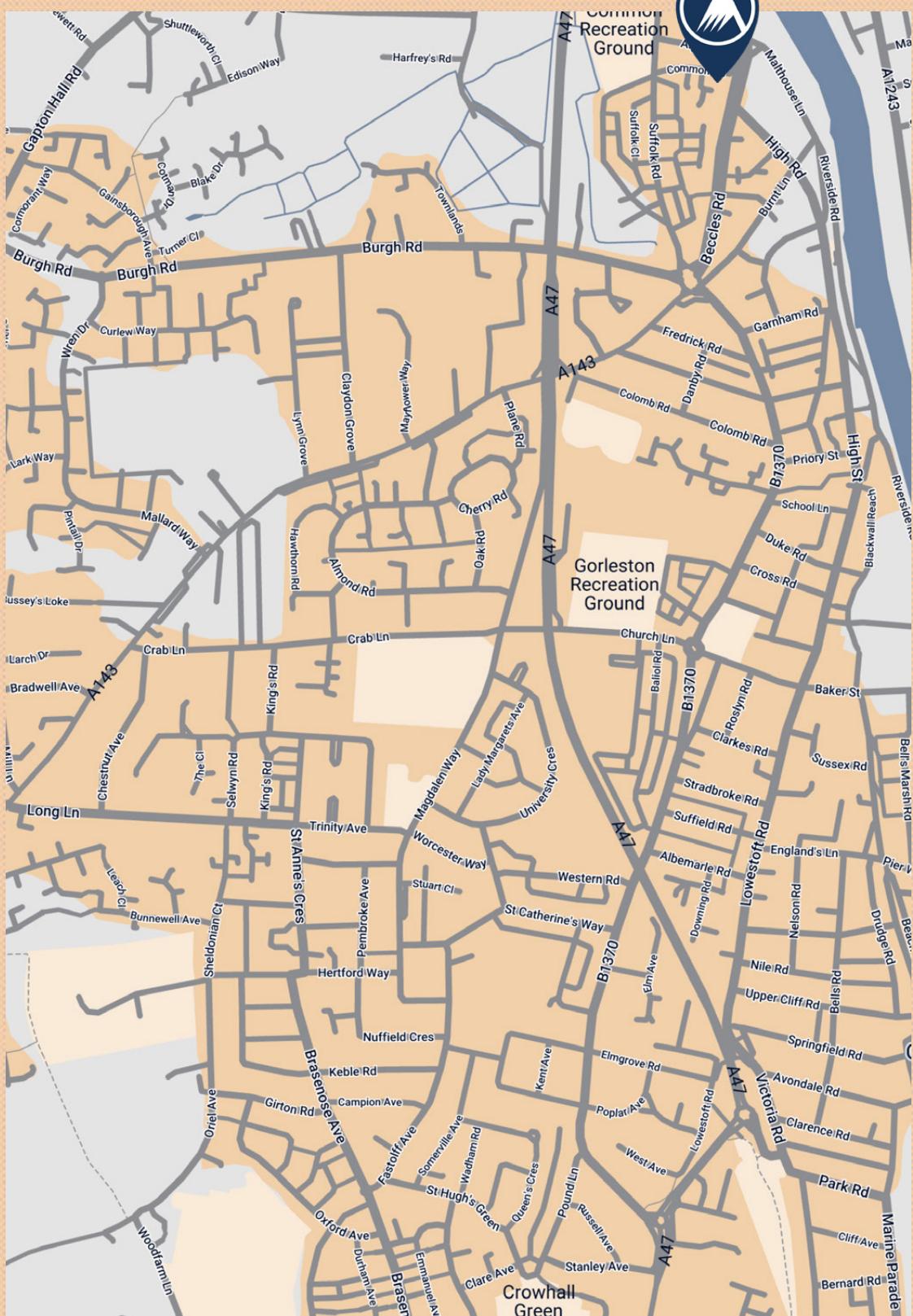


Illustration for identification purposes only, measurements are approximate. Plan not to scale.

Ref: 7386



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