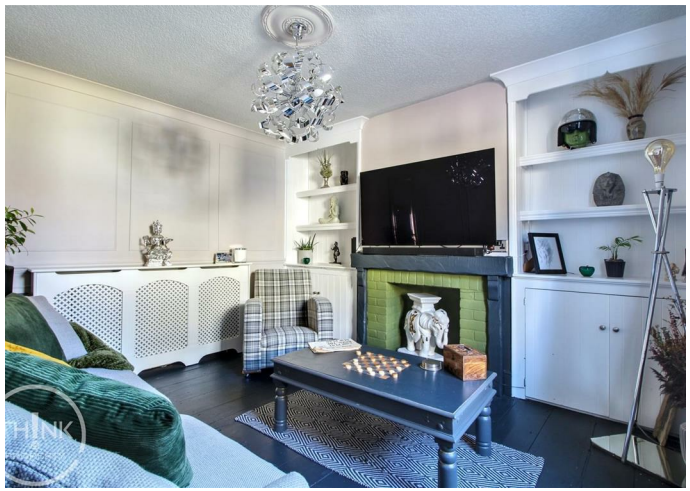


House - Terraced

# 74 CLIFF HILL,, GORLESTON, GREAT YARMOUTH, NORFOLK, NR31 6DG

## Asking Price

# £249,950

## FEATURES

- TWO DOUBLE BEDROOMS
- ORIGINAL GEORGIAN & NORFOLK FEATURES
- PLANS FOR THREE BEDROOMS & OPEN PLAN LIVING (STP)
- TWO RECEPTION ROOMS
- HIGHLY SOUGHT AFTER CLIFF HILL LOCATION
- CLOSE PROXIMITY TO GORLESTON BEACH

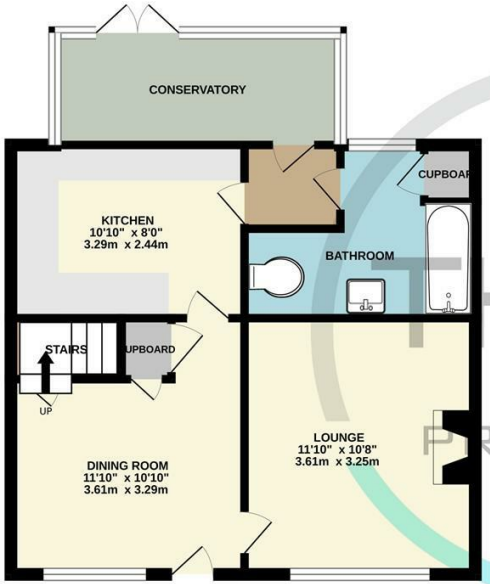
2 1 2 D

# 2 Bedroom House - Terraced located in Great Yarmouth

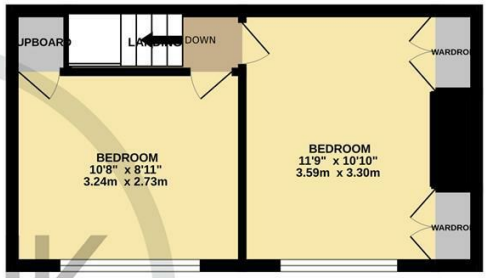
** Historic Georgian Cottage with Approved Plans for 3 Bedrooms & Open-Plan Living (STP) Cliff Hill, Gorleston-on-Sea **

Set on one of Gorleston's most historic and admired streets, this late Georgian cottage (dating back to the 1700s) offers a rare opportunity to own a true piece of coastal heritage — combining timeless character, modern comfort, and approved plans for future growth.
Located within a conservation area, the property retains many period features including Georgian floorboards, Norfolk pamment tiles, and a hand-painted 1903 "For Sale" sign found within the home — a charming nod to its long history.
Just a short stroll from Gorleston's award-winning beach (TripAdvisor's UK Beach of the Year 2023, 2024 & 2025), the home sits amidst the very views once captured by J.M.W. Turner and Joseph F. Lambert. Nearby are shops, restaurants, Theatre, Cinema, the A47, and James Paget Hospital, ensuring convenience without sacrificing peace and charm.
Inside, the home currently features two double bedrooms, two reception rooms, a bright conservatory, and a private, low-maintenance courtyard garden.
Development Potential (STP)
The current owner has commissioned professional architectural plans to:

GROUND FLOOR




1ST FLOOR




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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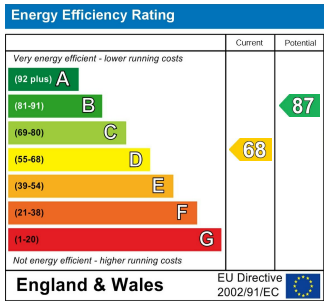
01603 338433

norwich@thinkproperty.ltd
https://www.thinkproperty.ltd/

## Council Tax Band

A




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.