



**The Great Court Royal Naval Hospital, Great Yarmouth NR30  
3JU**



**welcome to**

**The Great Court Royal Naval Hospital, Great Yarmouth**

**\*\*GUIDE PRICE £300,000 TO £350,000\*\*** William H Brown are pleased to present this four bedroom house in the Royal Naval Hospital on Great Yarmouth seafront. The property is a stones throw away from Great Yarmouth seafront and close to all local amenities.



### **Entrance Hall**

Original wooden floor, radiator x2, understairs cupboard.

### **Cloakroom**

W/C, wash hand basin, wooden flooring.

### **Kitchen**

13' 5" x 8' 6" ( 4.09m x 2.59m )

Single glazed sash window to front aspect, variety wall & base units, sink and drainer, plumbing for washing machine, range cooker with cooker hood, breakfast bar, laminate flooring, intergrated dishwasher & fridge freezer, radiator.

### **Lounge**

23' 7" x 12' 2" ( 7.19m x 3.71m )

Single glazed sash window to front aspect & rear aspect, cast iron radiator x3, laminate flooring, open fireplace.

### **Dining Room**

9' 10" x 9' 2" ( 3.00m x 2.79m )

Single glazed sash window to rear aspect, laminate flooring, cast iron radiator.

### **First Floor Landing**

Wooden flooring, built in cupboard.

### **Bedroom One**

12' 6" x 9' 10" ( 3.81m x 3.00m )

Single glazed sash window to rear aspect x2, cast iron radiator x2.

### **En Suite**

Panelled bath with over head shower, W/C, wash hand basin, radiator.

### **Bedroom Two**

12' 10" x 9' 10" ( 3.91m x 3.00m )

Single glazed sash window to front aspect x2, wooden flooring, cast iron radiator x2.

### **Bedroom Three**

9' 10" x 8' 6" ( 3.00m x 2.59m )

Wooden flooring, single glazed sash window to front aspect, cast iron radiator.

### **Bedroom Four**

9' 10" x 8' 6" ( 3.00m x 2.59m )

Single glazed sash window to rear aspect, cast iron radiator, carpet.

### **Bathroom**

Wooden flooring, W/C, wash hand basin, panelled bath with over head shower, radiator, shower cubicle, single glazed sash window to rear aspect.

### **Rear Garden**

Large fully enclosed rear garden, artificial grass, decking area, wooden shed.



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## **The Great Court Royal Naval Hospital, Great Yarmouth**

- Situated in an Exclusive Gated Development
- Four Bedrooms (Master With En-Suite)
- Grade II Listed
- Driveway & Large Enclosed Garden
- Walking Distance To The Beach

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GTY109588 - 0004

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