



LARKES

WWW.LARKES.CO.UK
SALES@LARKES.CO.UK
01493 330299

“ELEVATED COASTAL LIVING, WHERE THE HORIZON IS EVER-PRESENT AND THE SEA BECOMES PART OF THE EVERYDAY.”



4 Clyffe View, Gunton Cliff, Lowestoft, NR32 4FF
Freehold | 191.2 sq m / 2,058 sq ft

The Tour:

Set within a private coastal enclave on Gunton Cliff, this contemporary house—constructed around 2015—has been carefully arranged to take full advantage of its seaward orientation, with its principal rooms positioned to capture far-reaching views across the North Sea.

The house forms part of a small, resident-managed development, where a shared approach to maintenance and landscape stewardship contributes to the calm, well-kept character of the setting. The architecture is confident yet restrained, with traditional materials handled in a clean, modern way, softened by planting that lends a quiet sense of arrival. To the rear, the property benefits from a private, west-facing garden, along with driveway parking and access to a garage, discreetly positioned away from the principal frontage.

Internally, the accommodation unfolds across three floors with a layout that balances flexibility and clarity. The ground floor is centred around a generous, bay-fronted kitchen and dining room, where pale cabinetry and stone work surfaces are paired with engineered oak flooring underfoot, bringing warmth and texture to the space. A central island anchors the room, equally suited to informal dining or preparation, while underfloor heating ensures a consistent, ambient comfort.

Positioned to the rear, a separate reception room is currently arranged as a sitting room, with direct access onto the private west-facing garden—particularly well placed for afternoon and evening light. Equally, it could serve as a fourth bedroom or guest room, lending a useful degree of flexibility to the plan. A utility room and cloakroom complete the floor.

The first floor is the defining level of the house. Here, a substantial sitting room spans the front elevation, opening directly onto a broad balcony through glazed doors. From this elevated vantage point, the view unfolds uninterrupted—open greensward leading to the promenade and, beyond it, the wide horizon of the sea. The connection between inside and out is particularly well handled, with light and outlook shaping the atmosphere of the space throughout the day. To the rear, a well-proportioned double bedroom and a family bathroom provide balance.

The second floor is more private in feel, comprising two generous bedrooms, both with en-suite bathrooms. The principal bedroom enjoys an elevated aspect, while the second suite offers equally comfortable accommodation, making this level well suited to both family life and visiting guests.

Throughout, alu-clad Velfac glazing enhances thermal performance while crisply framing the coastal setting. Gas central heating serves the upper floors, complemented by underfloor heating to the ground floor.

The Area:

Clyffe View occupies a quietly distinctive position along Gunton Cliff, where the coastline feels both immediate and gently removed. The development itself sits on the former grounds of Briar School—a site with a layered history, originally a substantial Victorian residence and later remodelled in the 1920s in an Art Deco style. Today, subtle traces remain in the retained boundary walls and railings, lending a quiet sense of continuity to the setting.

Life here is shaped by proximity to the sea. From the house, it's a short walk to the clifftop and promenade, where the coastline opens out into long, uninterrupted views. Mornings tend to begin with the sound of the tide and the shifting light over the water, while evenings draw in more slowly, with the horizon often taking on a softer, muted tone.

To the north lies Gunton Warren, a particularly special stretch of coastline known for its rare and evolving natural habitats—dunes, grassland and shingle meeting in a landscape that feels both expansive and quietly protected. Closer still, Belle Vue Park offers a more formal counterpoint, with its historic gardens, tennis courts and open green spaces providing a well-loved setting for everyday routines.

Despite its calm, the area remains well connected. Lowestoft offers a full range of amenities, while nearby Oulton Broad provides a lively waterside atmosphere with cafés, sailing activity and a selection of restaurants. Rail services from Lowestoft connect to Norwich, with onward links to London, making this a location that balances retreat with practicality.

For families, several well-regarded schools are within easy reach, including Northfield St Nicholas Primary Academy and Ormiston Denes Academy, both within approximately two miles.

What distinguishes this particular setting is its balance—coastal yet composed, peaceful yet connected—where the presence of the sea is constant, but never overwhelming.



**FIND
YOUR
NEST**



Points to Consider:

Tenure: Freehold
Development: Private, resident-managed
Service Charge: Approx. £100 per annum (covering building insurance and landscape management)
Construction: Modern cavity wall construction with insulated pitched roof
Fenestration: Alu-clad double glazing (Velfac)
Heating: Gas central heating
Energy Performance Rating: C
Average Heating & Lighting Costs: Approx. £1,428 per annum
Council Tax: Band E (£2,826.19)
Broadband: Ultrafast available (up to ~1800 Mbps)
School Catchment:
Northfield St Nicholas Primary Academy; Poplars CP School;
St Margaret's Primary Academy; Ormiston Denes Academy;
Benjamin Britten Academy

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





FIND
YOUR
NEST



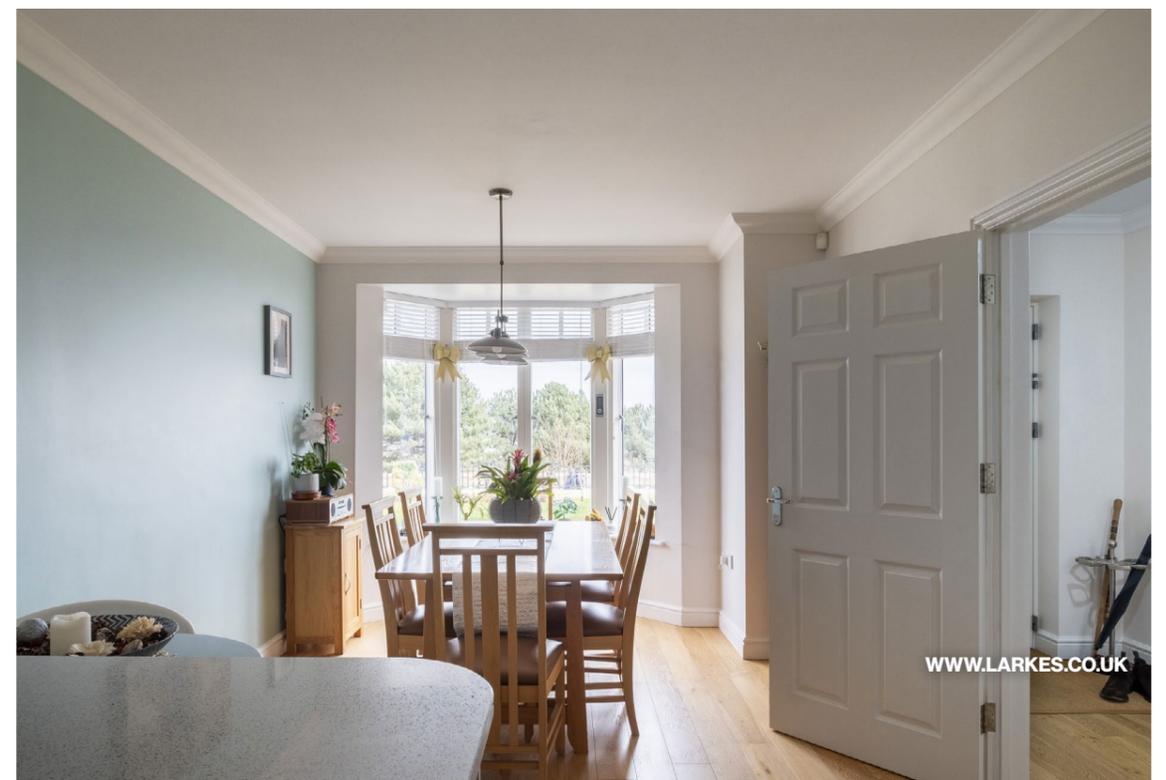
- Property approach
- Clyffe View pedestrian entrance
- Historical details
- Coastal scenes



WWW.LARKES.CO.UK



- Communal gardens and seaviews
- Entrance hall
- Art deco ironmongery
- A sociable dining space





Kitchen & diner



Dining area



A sociable place to entertain



Well equipped kitchen



Sitting room/guest room



Utility room



Living room and balcony with elevated sea views



Living room



Bringing the outside in



Third bedroom presently used as a music room



First floor family bathroom



First floor landing



Principle bedroom with Juliette balcony



Principle ensuite



Ensuite to second bedroom



Second bedroom



FIND
YOUR
NEST



A breathtaking coastal setting



A characterful development



View to the rear



Private gardens



Driveway and garaging



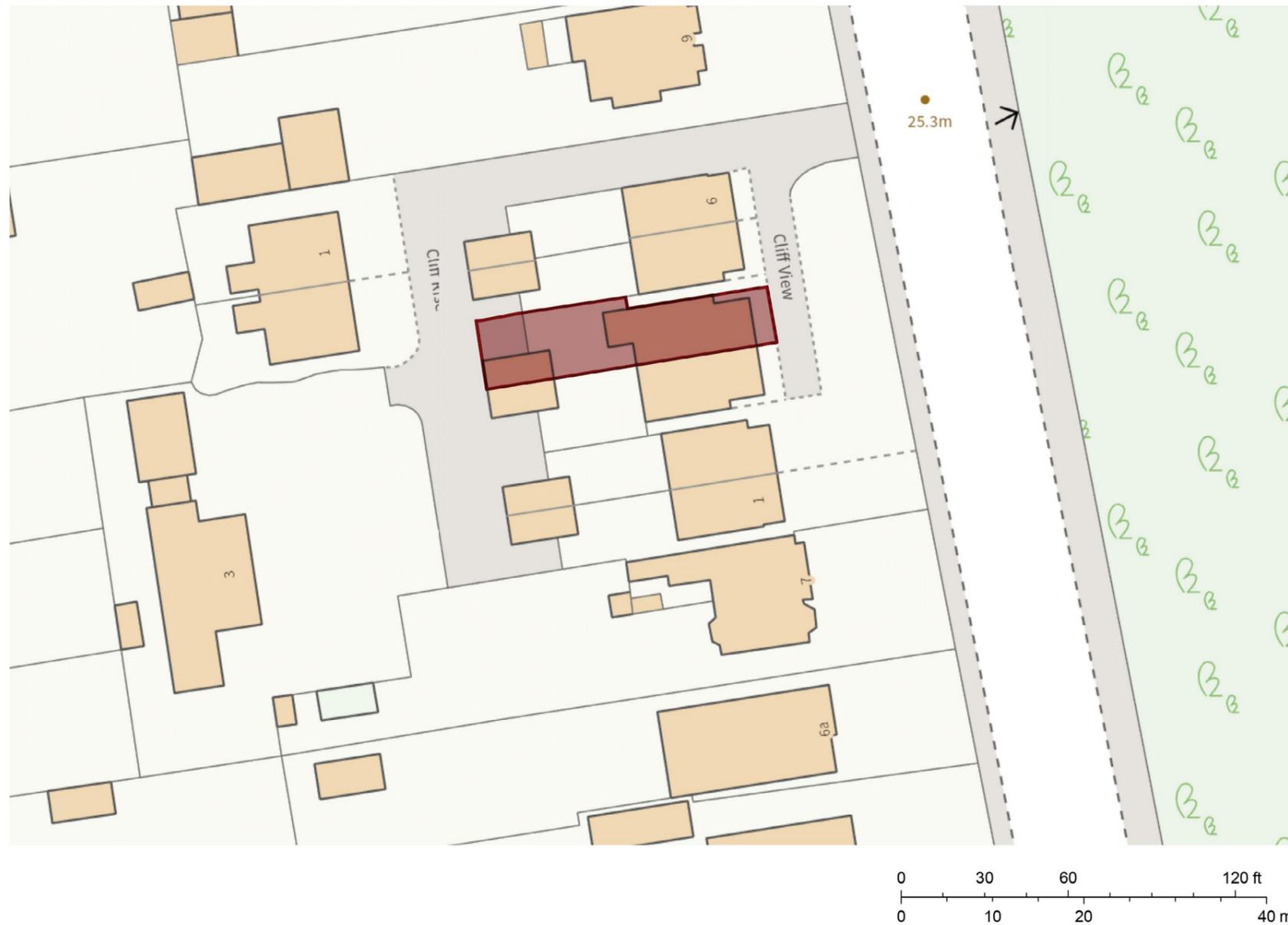
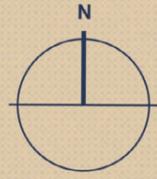
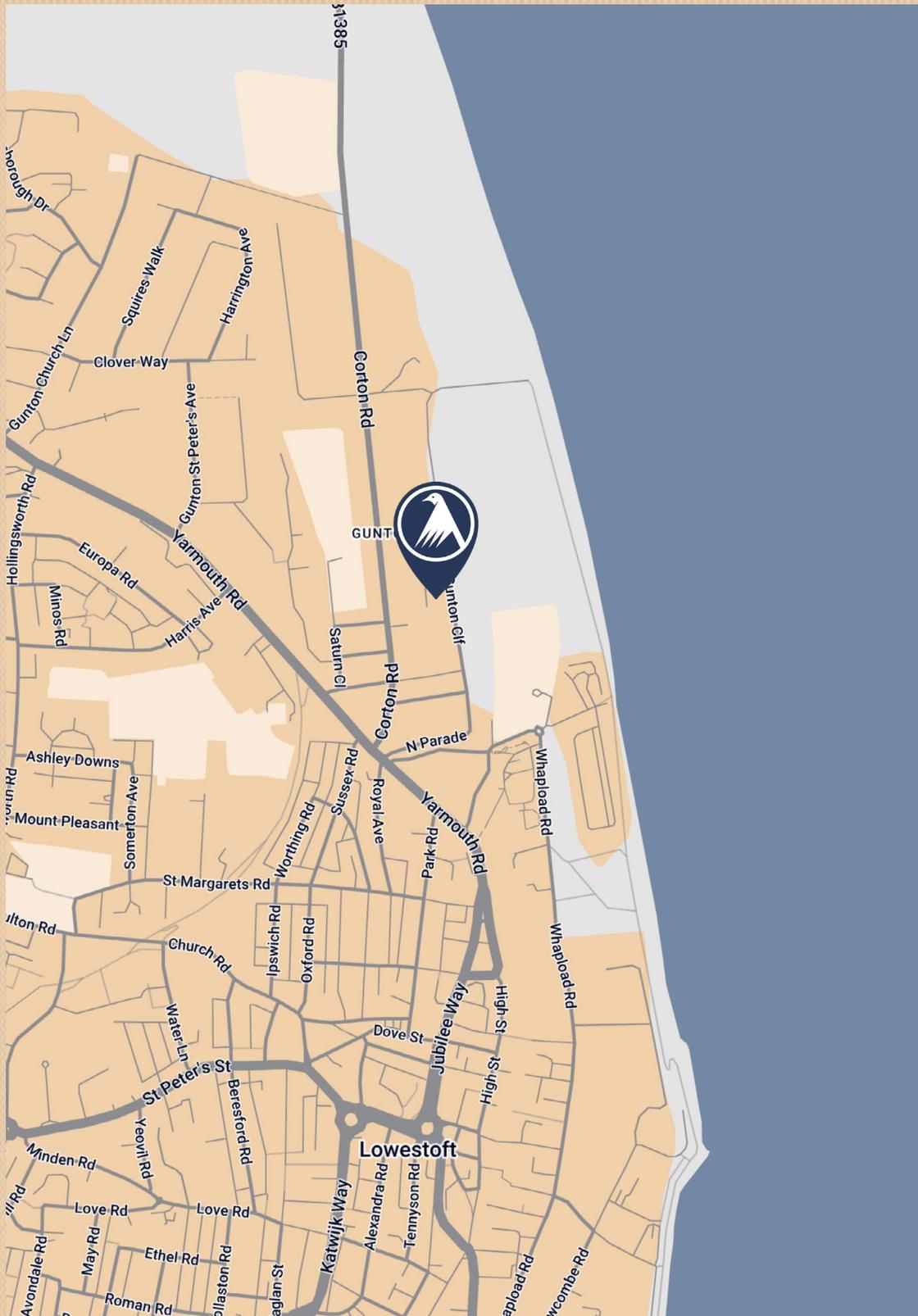


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data.

Ref: 7403



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property