

**Aldreds**  
Estate Agents



Sandcastles Guest House 17 Trafalgar Road, Great Yarmouth,  
NR30 2LD  
£275,000



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£275,000

# Sandcastles Guest House 17 Trafalgar Road Great Yarmouth, NR30 2LD

- Three Storey Bay Fronted Guest House
- Convenient For The Town Centre & Sea Front
- Guests Dining Room
- Double Glazed Windows
- Successfully Run Business
- Sought After Location
- Six Guests Rooms With En-Suite Facilities
- Spacious Private Accommodation
- Gas Central Heating
- Sold Equipped & Ready For Trading

Aldreds are pleased to offer this superb opportunity to acquire a well maintained and successfully run three storey guest house in a sought after location close to the town centre and yards from the sea front. The current owners have built up a strong client base which will provide a new owner the perfect opportunity to run their own business. The spacious accommodation comprises of an entrance porch, reception hall, guests dining room, private ground floor accommodation with a living room, kitchen/breakfast room, utility room, bathroom, snug and two bedrooms. Spread over the first and second floors are six letting rooms all with en-suite facilities and a further private bedroom, shower room and cloakroom. Outside the property faces a southerly direction with a guests sun trap seating area. At the rear of the property there is permit parking with permits available for guests parking. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.



## Entrance Porch

Part double glazed pvc entrance door, glazed internal door to:

## Reception Hall

Stairs to first floor with under stairs cupboard, wood effect vinyl flooring, radiator, doors leading off to:

## Guests Dining Room 14'4" x 12'11" (4.38 x 3.94)

Plus a double glazed bay window to front aspects, tables and chairs for guests, radiator, fitted carpet.

## Private Living Room 13'10" x 11'5" (4.24 x 3.50)

Radiator, wood effect laminate flooring, radiator, wall lights, open access to:

## Kitchen/Breakfast Room 24'3" x 6'2" (7.41 x 1.89)

Fitted with a white gloss kitchen with wall and matching base units with sparkle finish work tops over, attractive tile effect panelling to walls, built in electric double oven with four ring ceramic hob, stainless steel splashback and extractor hood over, dishwasher plumbing, two sky lights, double bowl stainless steel sink unit, radiator, grey vinyl flooring, door to:







#### Utility Room 8'2" x 6'3" (2.49 x 1.92)

Fitted work surface with storage below and space and plumbing for a washing machine, tumble dryer, fridge and freezer, sky light, wall mounted gas boiler, wood panelled stable door to rear.

#### Private Bedroom 1 12'7" x 12'0" (3.85 x 3.67)

Radiator, tv point, fitted carpet.

#### Snug 11'5" maximum x 9'3" maximum (3.50 maximum x 2.83 maximum)

Radiator, tv point, fitted carpet, door to:

#### Private Bedroom 2 8'8" x 5'6" (2.65 x 1.69)

Double glazed window to rear aspect, tv point, fitted carpet.

#### Bathroom 8'5" x 4'11" (2.58 x 1.50)

White suite comprising panelled bath with shower mixer tap, low level wc, vanity unit with inset wash basin, part tiled walls, vinyl flooring, frosted double glazed window to rear aspect, radiator.

#### First Floor Spacious Landing

Stairs to second floor, radiator, door to:

#### Shower Room 4'11" x 2'5" (1.52 x 0.75)

Tiled shower cubicle with mains fed shower fitting.





### Cloakroom

Low level wc, double glazed window to side aspect.

### Bedroom 1 13'7" maximum x 10'11" maximum (4.15 maximum x 3.34 maximum)

Double glazed window to rear aspect, radiator, fitted carpet, tea/coffee making facilities, door to:

### En-Suite Shower Room

Tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, double glazed window to side aspect.

### Bedroom 2 9'8" x 8'3" (2.95 x 2.53)

Double glazed window to side aspect, radiator, fitted carpet, tea/coffee making facilities, door to:

### En-Suite Shower Room

Tiled shower cubicle with mains fed shower fitting, pedestal wash basin, low level wc, double glazed window to side aspect.

### Bedroom 3 12'7" x 9'3" (3.84 x 2.83)

Double glazed window to rear aspect, radiator, fitted carpet, tea/coffee making facilities, door to:

### En-Suite Shower Room

Tiled shower cubicle with electric shower fitting, pedestal wash basin, low level wc.

### Bedroom 4 11'4" x 11'2" (3.45m x 3.40m )

Plus recess and double glazed bay window to front aspect, radiator, fitted carpet, tv point, tea/coffee making facilities, door to:

### En-Suite Cloakroom

Tiled shower cubicle with electric shower fitting, pedestal wash basin, low level wc.

### Private Bedroom 5 10'2" x 7'5" (3.10 x 2.27)

Currently used as private accommodation but could be a single room with use of the communal shower and cloakroom, double glazed window to front aspect, radiator, vanity unit with wash basin, tv point, fitted carpet.

### Second Floor Landing

Double glazed window to rear aspect, built in storage cupboard, access to the rear loft storage space, fitted carpet, door to:

### Bedroom 6 9'8" maximum x 9'2" (2.95 maximum x 2.80)

Double glazed window to rear aspect, radiator, fitted carpet, tea/coffee making facilities, door to:

### En-Suite Shower Room

Tiled shower cubicle with electric shower fitting, pedestal wash basin, low level wc, double glazed window to rear aspect.

### Bedroom 7 18'11" x 9'11" maximum (5.79 x 3.04 maximum)

Family room with double glazed windows to front aspect, radiator, fitted carpet, tea/coffee making facilities, door to:

### En-Suite Shower Room

Tiled shower cubicle with electric shower fitting, pedestal wash basin, low level wc.

### Outside

To the front of the property is a walled south facing forecourt with resin bound patio area and seating. Access from the rear service road leads to permit parking for guests - the current owners provide permits for guests.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way. turn right and immediately left into St Peters Road, at the mini roundabout turn left into Nelson Road Central, at the traffic lights turn right into Trafalgar Road where the property can be found on the left hand side.

Ref: Y12548

Floor Plans

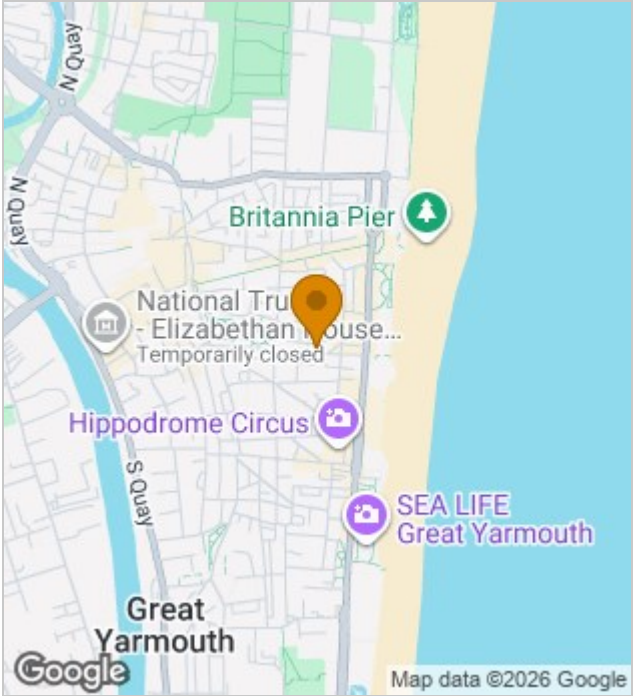


Viewing

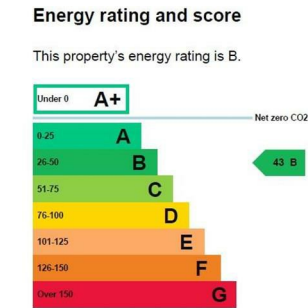
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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