



ADDRESS

35 Marine Parade
Gorleston-On-Sea
Norfolk
NR316DY

TENURE

Freehold

STATUS

Chain Free

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**“JUST STEPS FROM THE SHORELINE,
THIS LIGHT-FILLED COASTAL HOME
OFFERS AN EFFORTLESS SEASIDE
LIFESTYLE PERFECTLY SUITED
TO DOWNSIZERS AND WEEKEND
ESCAPEES.”**

35 Marine Parade, Gorleston-On-Sea, Norfolk, NR31 6DY

Freehold | 127.1 sq m / 1,367 sq ft

The Tour: Set along one of Gorleston's most sought-after stretches, this charming two-bedroom coastal home sits directly opposite the landscaped greensward, with the beach and promenade just moments away. Its position on Marine Parade affords an enviable daily rhythm shaped by sea air, sweeping views, and the gentle activity of the shoreline.

A broad block-paved driveway provides generous parking and leads to the glazed entrance porch, which fills with morning light. Inside, the house opens into a bright hallway, from which the principal living spaces unfold. The open-plan lounge and dining room spans the depth of the house, anchored by a wide bay window framing views across the greensward and down to the sea. Its orientation captures coastal light throughout the day, making it an uplifting and versatile space for quiet mornings or relaxed entertaining.

The kitchen lies at the rear — a contemporary, functional room with extensive cabinetry, timber-effect worktops, and a central island. Twin doors open directly to the courtyard, creating an easy flow for inside-outside living and offering a private, low-maintenance space perfectly suited to holiday use. Beyond the courtyard sits a detached garage, ideal for secure storage of bikes, paddleboards, and beach gear.

Also on the ground floor is a well-appointed bathroom with both bath and shower, as well as a separate guest WC. Upstairs, two generous double bedrooms sit within the eaves. The main bedroom looks directly across to the sea, a quietly spectacular outlook that changes with the weather and seasons.

The property is beautifully presented throughout — calm, contemporary, and low-maintenance — making it exceptionally appealing to downsizers, those seeking a lock-up-and-leave coastal base, or buyers wishing to enjoy Gorleston's celebrated waterfront lifestyle.

The Area: Marine Parade is one of Gorleston's most desirable residential addresses, known for its uninterrupted sea views and immediate access to the sandy beach below. The promenade, cafés, beach huts, paddling pool, and cliff gardens all lie within easy reach, offering a year-round coastal lifestyle with facilities on the doorstep.

Gorleston High Street is a short walk or cycle away, providing supermarkets, independent shops, a library, and a good selection of cafés and restaurants. The James Paget University Hospital is conveniently close, while nearby Lowestoft and Great Yarmouth offer additional amenities.

Transport links are excellent, with regular bus services along the coast and swift road connections to Norwich, which is around 30 minutes away. The area is well-served by schools, including Ormiston Cliff Park Primary Academy and the secondary schools at Cliff Park and Ormiston Venture Academy.



Well equipped modern kitchen
Stunning sea views
Courtyard
Stairs

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Points to Consider:

Tenure: Freehold

Construction: Traditional solid brick construction

Fenestration: uPVC double-glazed windows

Heating:

Gas central heating via a modern gas combination boiler

Energy Performance Rating: TBC*

Average Heating & Lighting Costs: TBC*

Council Tax: Band D (£2,277.97)

Broadband: Ultrafast available – approx. 1800 Mbps download / 220 Mbps upload†

School Catchment:

- Ormiston Cliff Park Primary Academy
- Cliff Park Ormiston Academy
- Ormiston Venture Academy

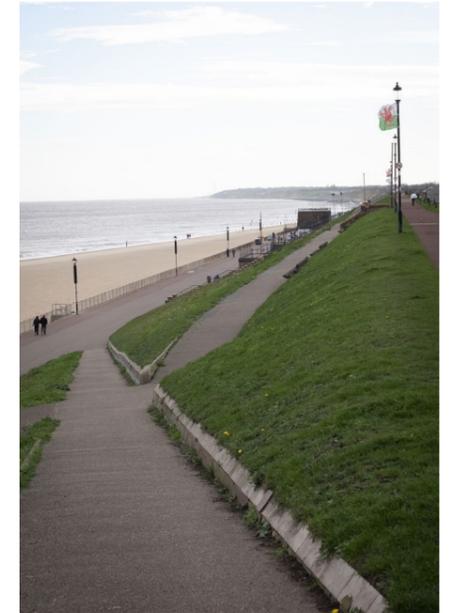
The Legal Bit: At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all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





Kitchen and arch to living room
Lounge detail
Gorleston promenade
Living/dinning room

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Street facade and block paved driveway



Fresh doors to courtyard garden



Dining room and view



Flexible living/dining area



Living room



Entrance hall



Cloakroom & family bathroom



Bathroom detail



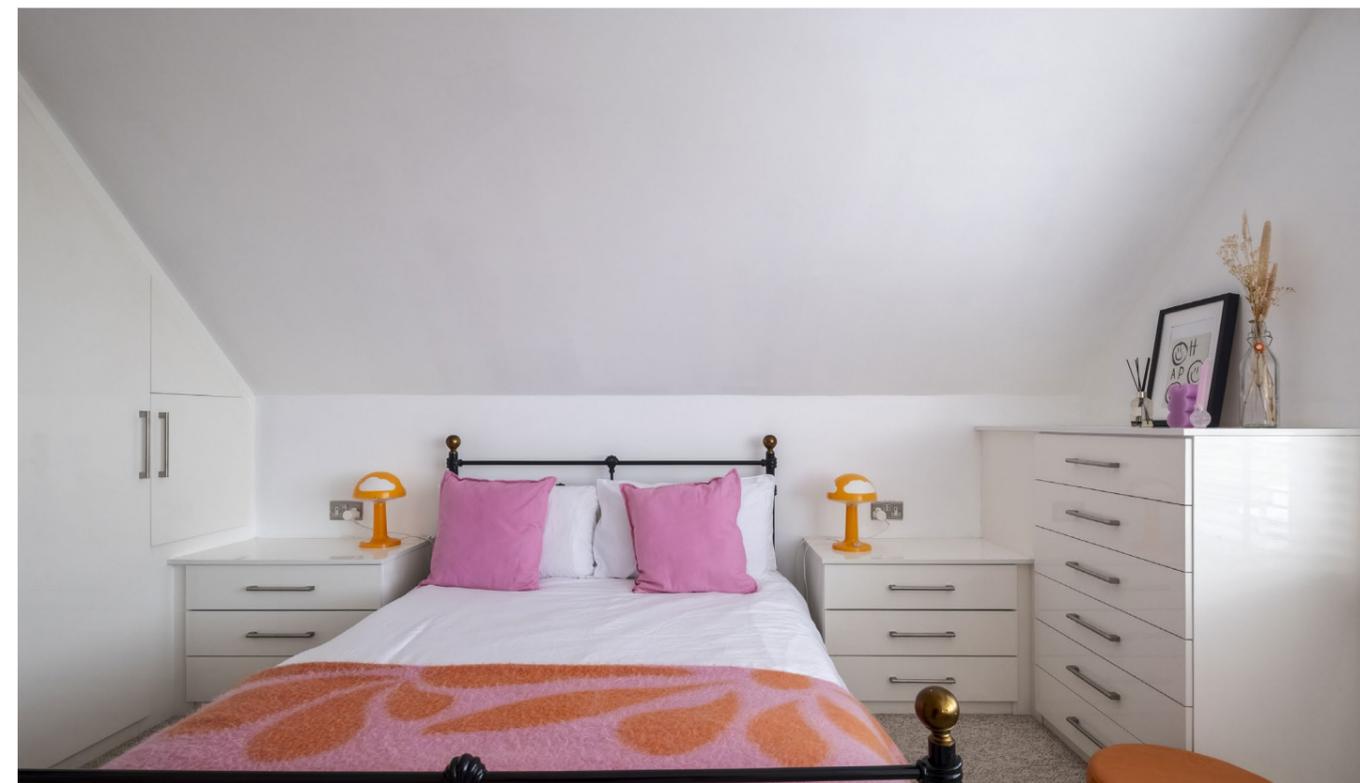
Principle bedroom



Bedroom detail



Seafront setting



Bedroom detail



Rear twin bedroom



Bedroom detail



Dressing area



Rear bedroom

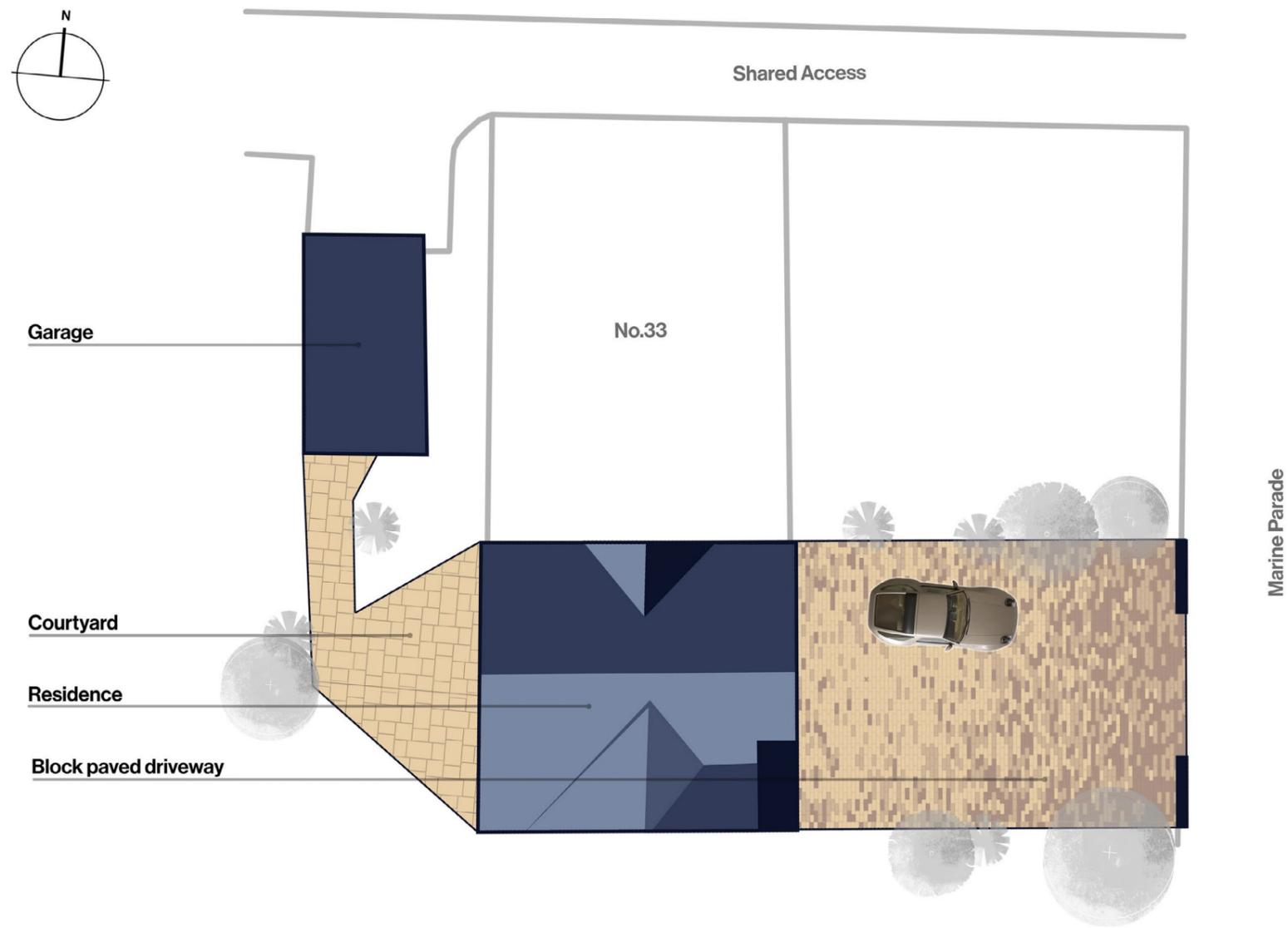
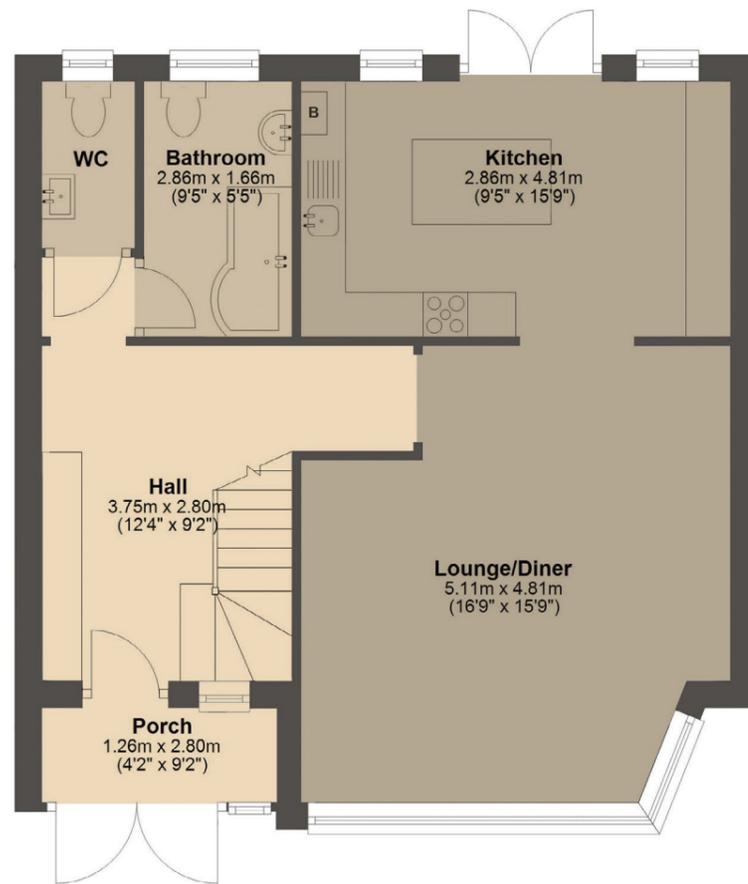


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data. Plan not to scale.

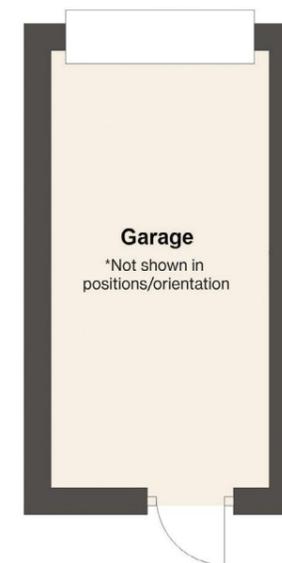
Ground Floor
 Approx. 61.3 sq. metres (659.4 sq. feet)



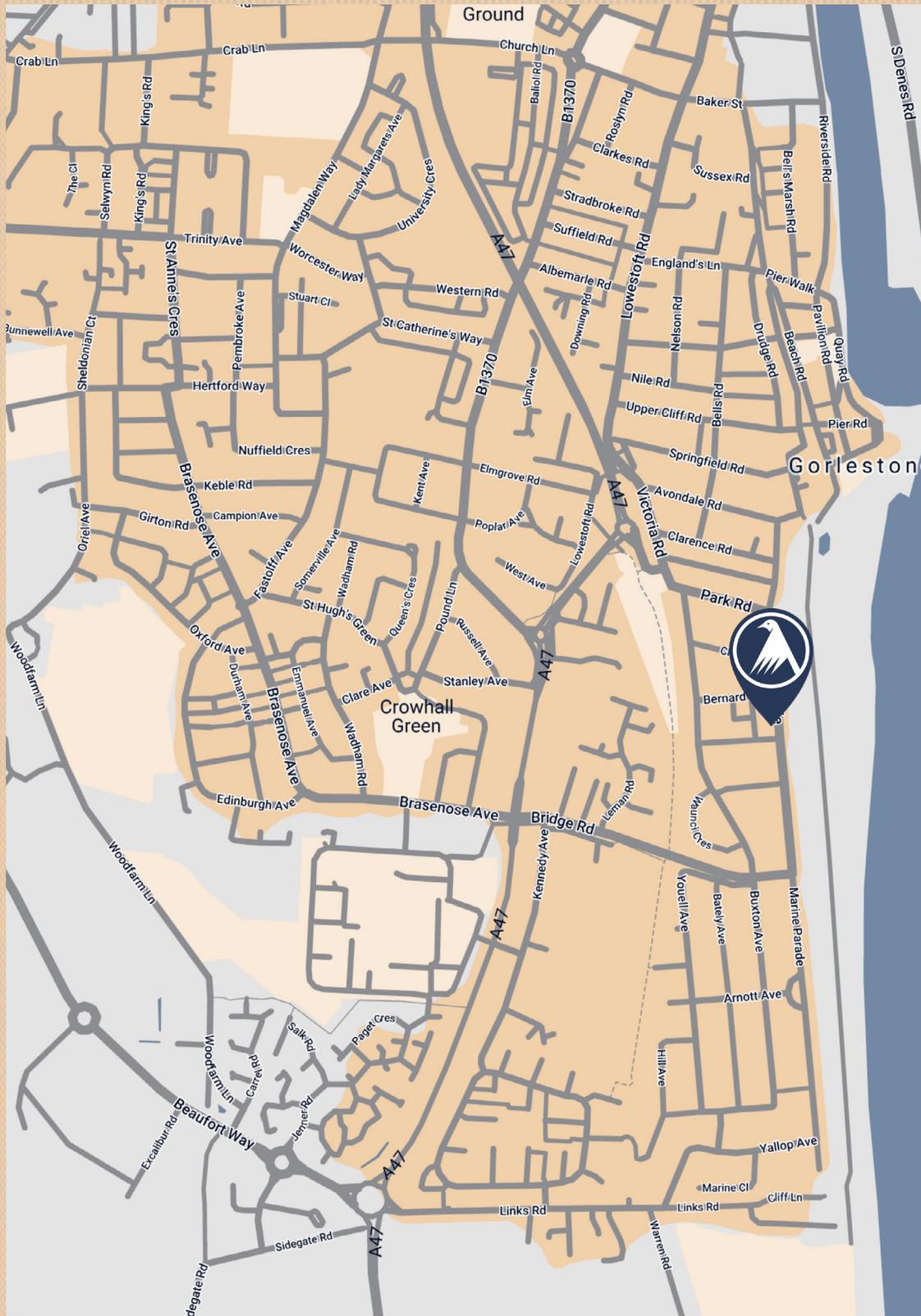
First Floor
 Approx. 53.9 sq. metres (580.2 sq. feet)



Outbuilding
 Approx. 11.9 sq. metres (128.1 sq. feet)



Ref: 7391



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