



Marine Parade - NR30 2EJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Marine Parade

Great Yarmouth

NO CHAIN! Set in a PRIME LOCATION overlooking the SEA FRONT, this impressive GRADE II LISTED PERIOD TOWNHOUSE offers a rare opportunity to acquire a substantial family home, boasting IN EXCESS OF 2,900 SQ. FT (stms) of versatile accommodation arranged over FIVE FLOORS. Stepping inside, you are greeted by a well proportioned RECEPTION ROOM that sets the tone for the SPACIOUS INTERIORS beyond, with a flowing layout that beautifully balances character and functionality. The property offers HUGE SCOPE to reconfigure to suit a buyer's needs, featuring TWO KITCHENS, ideal for independent living or entertaining, TWO SITTING ROOMS, a generous DINING ROOM, UTILITY ROOM, and a useful STORE ROOM, laying the footings for MULTI-GENERATIONAL LIVING. The upper floors reveal FIVE/SIX DOUBLE BEDROOMS, each enjoying excellent proportions and natural light, accompanied by THREE W.C.'S, a well appointed FAMILY BATHROOM, and an additional SHOWER ROOM for ultimate convenience.



The expansive BASEMENT LEVEL, exceeding 500 SQ. FT (stms) and benefitting from its own external entrance, provides incredible flexibility, perfect for a home office, studio, gym, or further living accommodation.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Grade II Listed Period Terraced Townhouse
- In Excess Of 2,900 Sq. Ft (stms) Of Accommodation Over Five Floors
- Huge Scope For Multi Generational Living/Reconfiguration to Suit a Buyers Needs
- Two Kitchens, Two Sitting Rooms, Dining Room, Utility Room & Store Room
- Five/Six Double Bedrooms
- Three W.C's, Family Bathroom & Shower Room
- Over 500 Sq. Ft (stms) Basement Level With External Entrance

The property is situated in the heart of Great Yarmouth, situated on the East Coast of Norfolk. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.



SETTING THE SCENE

Set back from the road, the property boasts an attractive, low maintenance frontage enclosed by low level wrought iron railings. A latch and brace gate opens onto a patio area, with a variety of vibrant potted plants, with a few shallow steps leading up to the main front entrance. Adjacent to this, a further gate provides access down a short flight of steps to a separate, lower ground level basement entrance.

THE GRAND TOUR

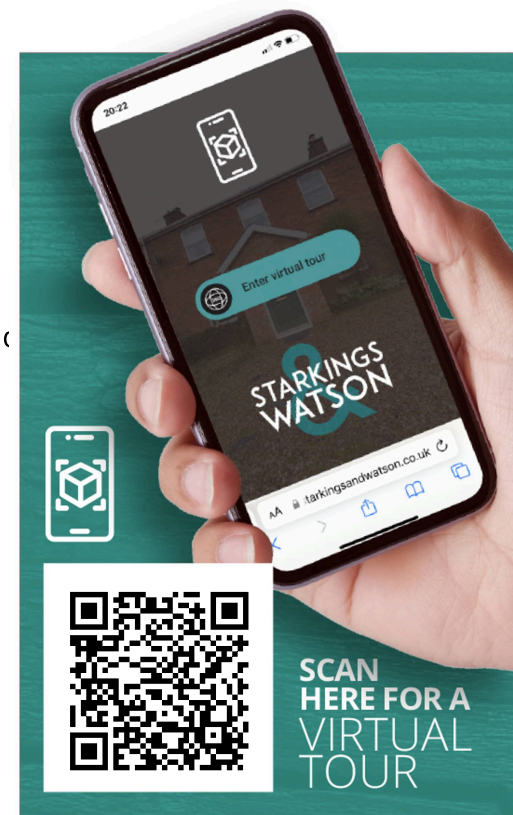
Stepping inside, you are welcomed into a substantially proportioned entrance hall that offers excellent versatility, providing ample space to comfortably accommodate a large dining table, soft furnishings, or a dedicated hobby room. At the far end of this grand hall, an internal door leads into a generously sized kitchen, finished with practical tiled flooring, with a shallow step leading down into a separate utility area. Beyond the utility space, a substantial covered storage area, currently ideal for indoor plantings offers secondary access to the lower level. This area progresses into an additional storeroom and leads through to a spacious four piece family bathroom, fully equipped with an open walk in shower, tiled walls and tiled flooring. At the far end of this covered space, a door provides convenient access to the outside of the property.

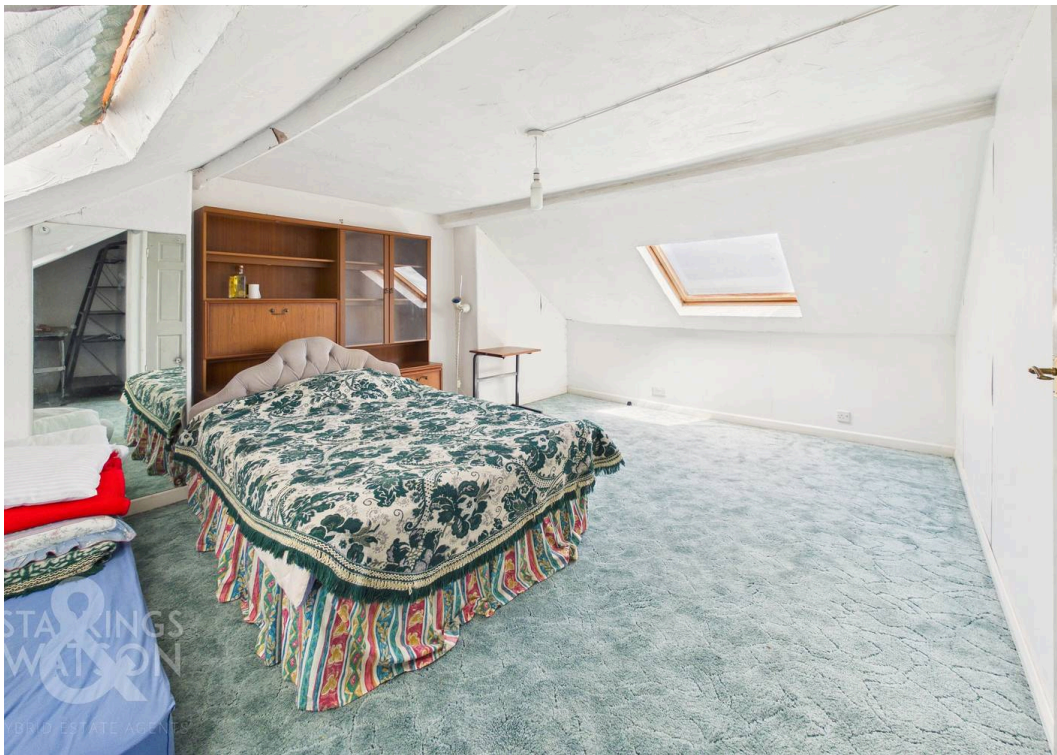
From the main stairwell, a short flight of steps leads down to a mid level landing, which serves two separate two piece W.C's, whilst a further staircase leads down to the lower ground basement level. Here, you are initially greeted by a large built in under stairs storage cupboard. The basement level itself offers an incredible footprint in excess of 500 SQ. FT (stms) of highly versatile accommodation, consisting of a large, carpeted reception space with a doorway opening out to a front porch, where external steps lead directly back up to street level. From this reception space, a door opens into two additional versatile rooms.

Ascending to the carpeted first floor landing, a convenient further two piece W.C can be found. A door opens into a cosy secondary sitting room featuring carpeted flooring and integrated storage, which flows naturally toward the first two double bedrooms. This level also features a second, fully functional kitchen/ dining room equipped with a range of wall and base units, a stainless steel sink with a mixer tap beneath the window and space for a freestanding oven. Completing this floor is the first floor sitting room, boasting twin uPVC double glazed windows that frame spectacular views overlooking the seafront. This impressive living space centres around a charming feature fireplace and offers a wonderful setting for a variety of soft furnishings.

Arriving on the second floor landing, doors give way to two further spacious double bedrooms. Both rooms are finished with carpeted flooring and benefit from integrated wardrobes, with one bedroom also boasting a private sink and vanity unit to the corner. Centrally located off the landing, a three piece shower room serves this floor.

A final staircase ascends to the top floor, where the main bedroom completes this extensive accommodation. This generous space enjoys a bright dual aspect with characterful part vaulted ceilings and Velux windows, finished with carpeted flooring and offering abundant space for a large double bed and further storage furniture.







THE GREAT OUTDOORS

Stepping outside, the versatile rear space is currently utilised as a driveway and is bordered by an array of mature plantings and established trees, though it also offers fantastic potential to be transformed into a private garden area. To the front of the property, you are ideally situated just a stone's throw away from the beach itself, alongside an abundance of scenic communal green spaces.

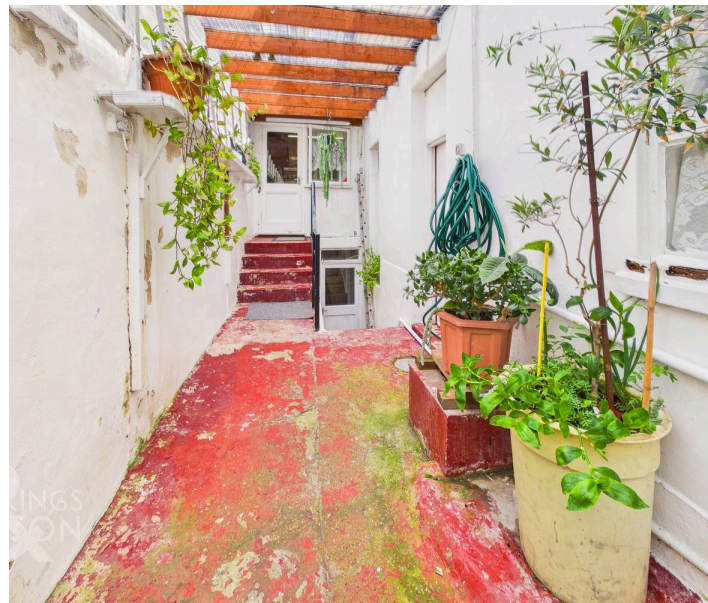
FIND US

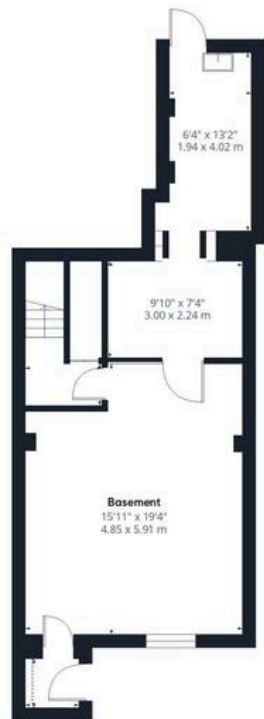
Postcode : NR30 2EJ

What3Words : ///those.accent.finds

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Basement



Ground Floor



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

2980 ft²
276.9 m²

Reduced headroom

93 ft²
8.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: Whilst every care has been taken to prepare these sales 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.