



ADDRESS

Flat 1, 19 Friars Lane  
Great Yarmouth  
Norfolk  
NR30 2RP

TENURE

Leasehold - 989 years

STATUS

The current owners are  
seeking a new project & are  
actively looking.

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## “AN ART DECO LANDMARK REIMAGINED AS LIGHT-FILLED COASTAL LIVING.”

**Flat 1, 19 Friars Lane, Great Yarmouth, Norfolk, NR30 2RP**  
**Leasehold | 755 sq ft / 70.1 sq m**

**The Tour:** Occupying part of the iconic Clipper Schooner building, this beautifully presented ground-floor apartment offers the rare opportunity to live within one of Great Yarmouth's most distinctive pieces of architecture.

Originally designed in 1938 by Arthur W. Ecclestone for Lacons Brewery, the Clipper Schooner is an elegant example of interwar Art Deco design. Conceived with a strong maritime influence befitting its coastal setting, the building became a landmark through its bold geometry, curved forms and nautical detailing. Its striking tower and distinctive decorative features ensured the building quickly established itself as a recognisable feature of the town's streetscape.

Today, the former public house has been sensitively adapted to create a collection of homes that retain the character of the original structure while offering practical contemporary accommodation.

Flat 1 sits on the ground floor, providing approximately 70 sq m (755 sq ft) of thoughtfully arranged living space. At its centre is a generous open-plan sitting and dining room, a welcoming space where natural light and soft, calming tones create an atmosphere that feels both relaxed and uplifting. The proportions comfortably accommodate both seating and dining areas, making it well suited to everyday living as well as entertaining.

The kitchen sits neatly within the open-plan arrangement and is fitted with modern cabinetry and ample work surfaces, offering a practical and sociable cooking space that remains connected to the living area.

Beyond the sitting room, a sun room provides a delightful extension of the living space. Framed with wide glazing, this light-filled room enjoys views across the garden and offers a peaceful retreat throughout the seasons — equally suited to morning coffee, reading, or simply enjoying the gentle rhythm of coastal light.

The apartment provides two well-proportioned bedrooms, each quietly positioned within the plan and finished in soft, restful tones. A modern shower room, thoughtfully appointed with contemporary fittings and tiling, completes the accommodation.

Outside, the property benefits from a private south facing garden terrace, attractively planted with borders and seating areas that create a sheltered and inviting outdoor space. This small oasis offers the pleasure of gardening alongside a manageable outdoor setting ideal for relaxing or entertaining in warmer months.

Constructed with insulated cavity walls and modern double glazing, the apartment is equipped with electric heating and hot water, creating a practical and easy-to-maintain home.

Altogether, the property offers a compelling blend of architectural heritage, comfortable modern living and private outdoor space — a combination rarely found in such a convenient coastal setting.

**The Area:** Friars Lane sits within easy reach of the historic heart of Great Yarmouth, one of Norfolk's most storied coastal towns. Known for its sweeping sandy beaches, lively promenade and maritime heritage, the town combines traditional seaside character with a

growing collection of independent cafés, restaurants and cultural venues.

The celebrated Golden Mile and seafront are within easy reach, offering miles of beach, coastal walks and classic seaside attractions. Nearby riverside paths along the River Yare provide quieter moments beside the water, while the historic quayside reflects the town's centuries-old connection to trade and the sea.

Transport connections are well established, with regular rail services linking Great Yarmouth to Norwich and beyond, while the A47 provides convenient road access across Norfolk and East Anglia.

Whether as a primary residence, a coastal retreat or a low-maintenance downsizing opportunity, the location offers the perfect balance of coastal charm and everyday convenience.

### Points to Consider:

**Tenure:** Leasehold – 999-year lease from 31 May 2016

**Annual Lease Charges:** Ground rent £100, Service Charge £500

**Construction:** Insulated cavity wall construction

**Fenestration:** uPVC double glazing

**Heating:** Electric room heaters with electric immersion hot water

**Energy Performance Rating:** E 47 (Potential C)

**Average Heating & Lighting Costs:** Approx. £1,058 per year\*

**Council Tax:** Band A – £1,518.65

**Broadband:** Ultrafast broadband available†

**School Catchment:**

Great Yarmouth Primary Academy and Nursery; St George's Primary & Nursery School; Great Yarmouth Charter Academy

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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



Living room



Living room details



Kitchen/diner



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Sun room



Primary bedroom



Shower room



Second bedroom



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Gardens



A sunny south facing plot



Allocated parking



Sun room detail

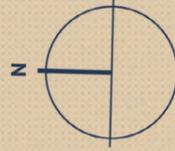
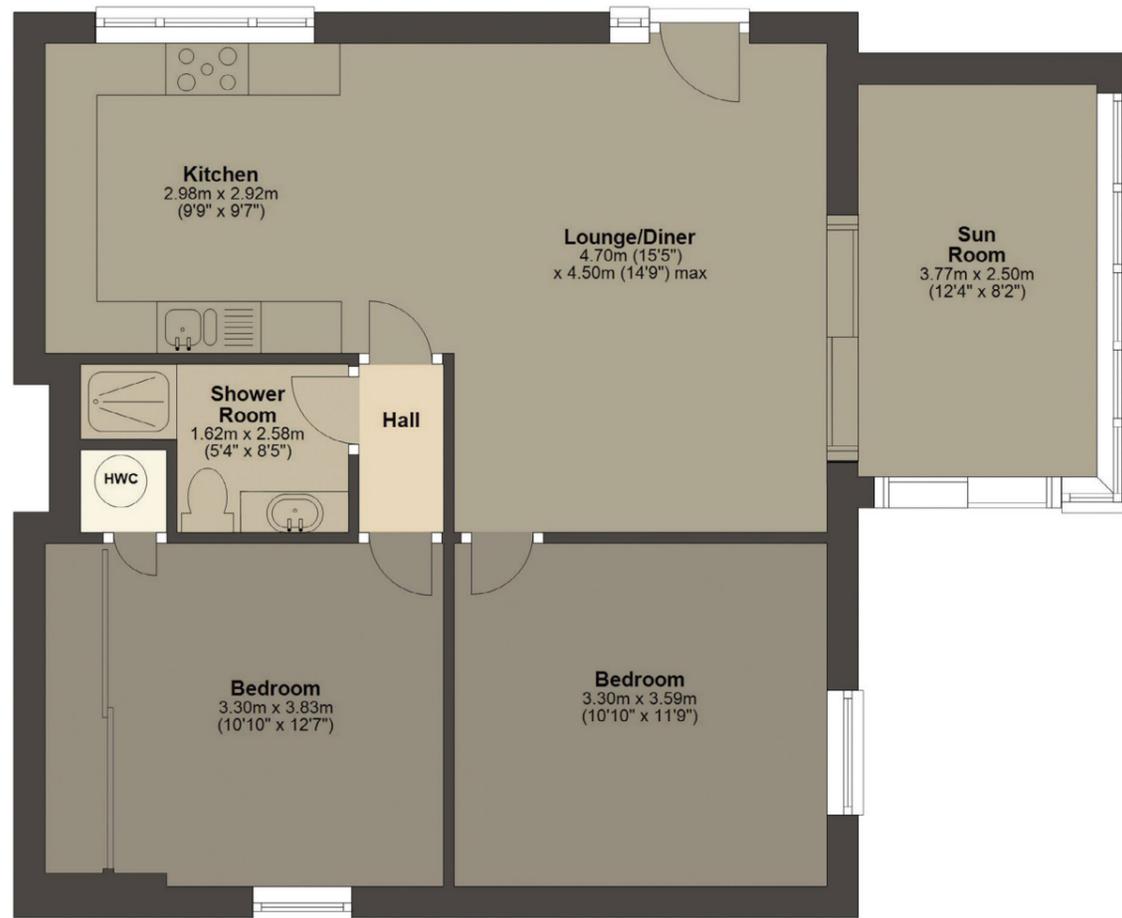
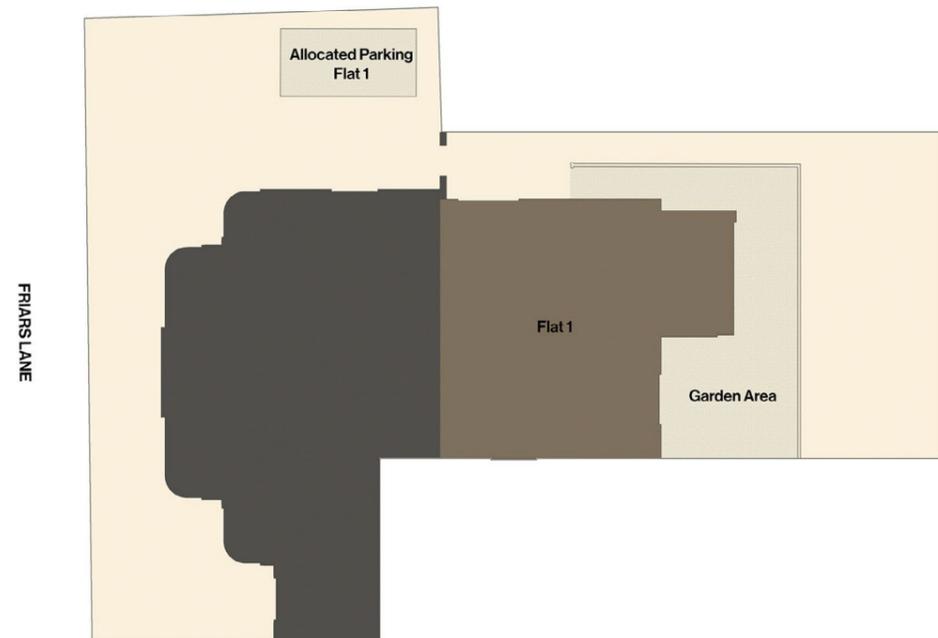


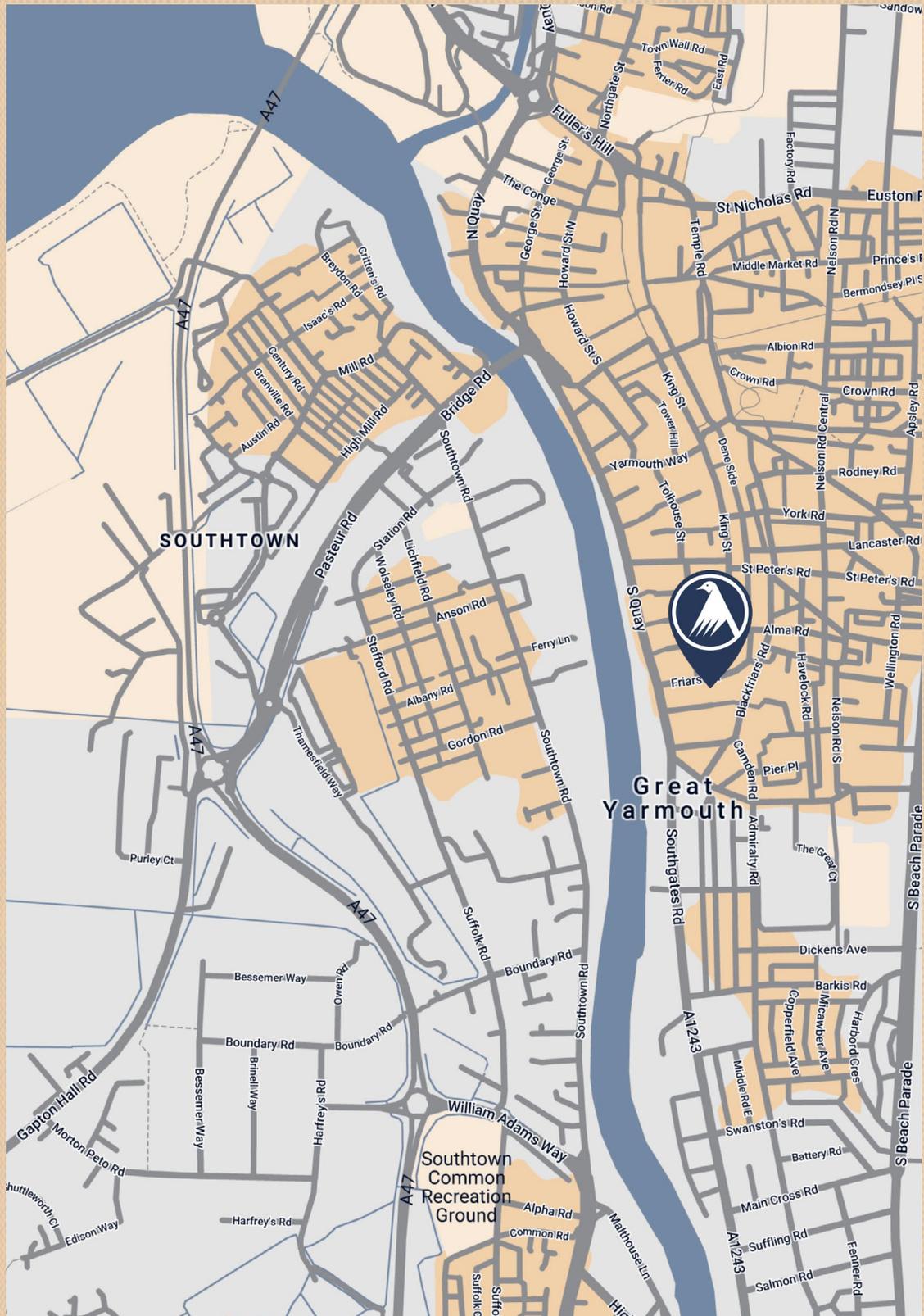
Illustration for identification purposes only, measurements are approximate. Plan not to scale.

**Ground Floor**  
 Approx. 70.1 sq. metres (754.5 sq. feet)



**Site Plan**





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