



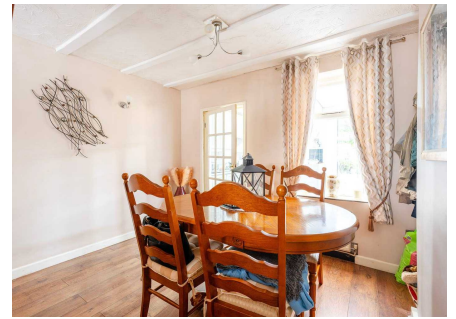
46 Lower Cliff Road, Gorleston

£160,000 Freehold

This charming two-bedroom property offers a spacious and well-lit interior, perfect for comfortable living. Situated in a sought-after location in Gorleston, it features a generous open-plan lounge, a modern kitchen with a utility room, and two well-sized bedrooms with fitted wardrobes. The exterior boasts a beautifully landscaped rear garden while on-road parking adds convenience. This home combines practicality with a welcoming atmosphere.

Location

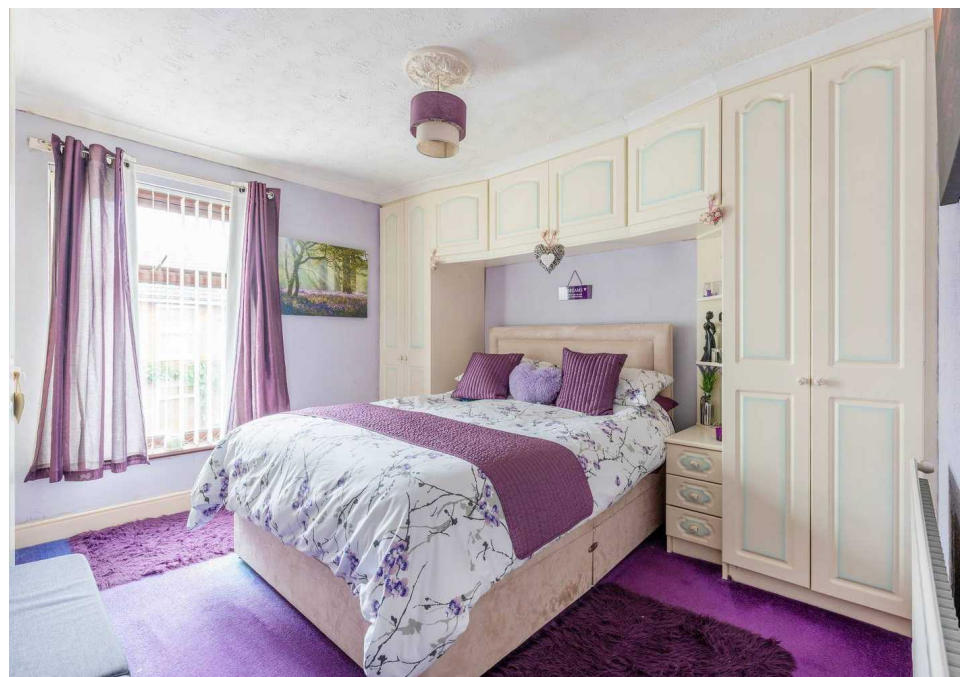
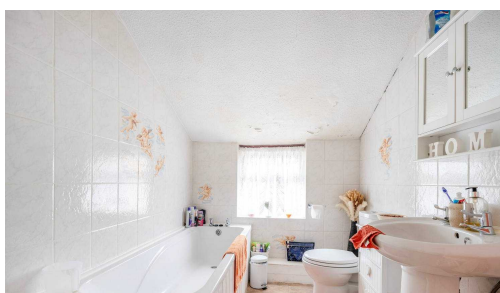
Lower Cliff Road is located in Gorleston a popular coastal area in Norfolk. Gorleston is well known for its expansive sandy beach, promenade, and seafront attractions, offering a mix of leisure facilities, cafes, and shops. The area is ideal for those seeking a relaxed coastal lifestyle, with easy access to local amenities, including schools, healthcare services, and supermarkets. Lower Cliff Road is well connected by public transport, with regular bus services to nearby Great Yarmouth and Lowestoft. The location also benefits from good road links via the A47, providing convenient access to Norwich and other surrounding areas. The scenic Gorleston Cliffs, just a short walk away, offer picturesque views over the North Sea, making this a desirable location for both residents and visitors.



Agents Note

We understand that the property is being sold as as freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - A



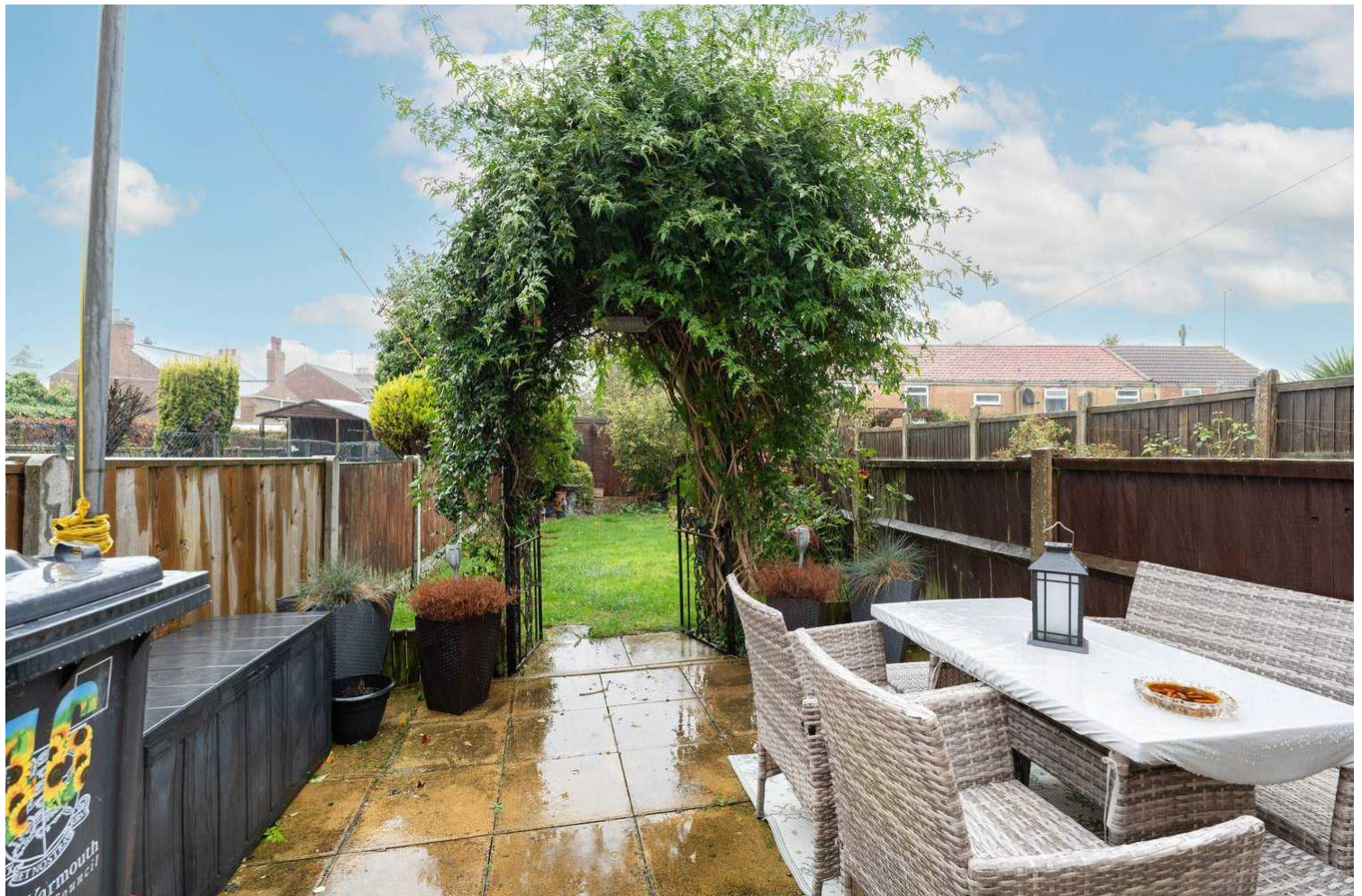
Lower Cliff Road, Gorleston

Upon entering the property, you are welcomed into a bright entrance porch with tiled flooring and windows on both sides, offering a pleasant introduction to the home. The spacious open-plan lounge is filled with natural light from windows at the front and rear. This inviting space features laminate flooring and a gas fireplace making it perfect for both relaxing and entertaining. A staircase within the lounge leads to the first floor, while a door provides access to the kitchen.

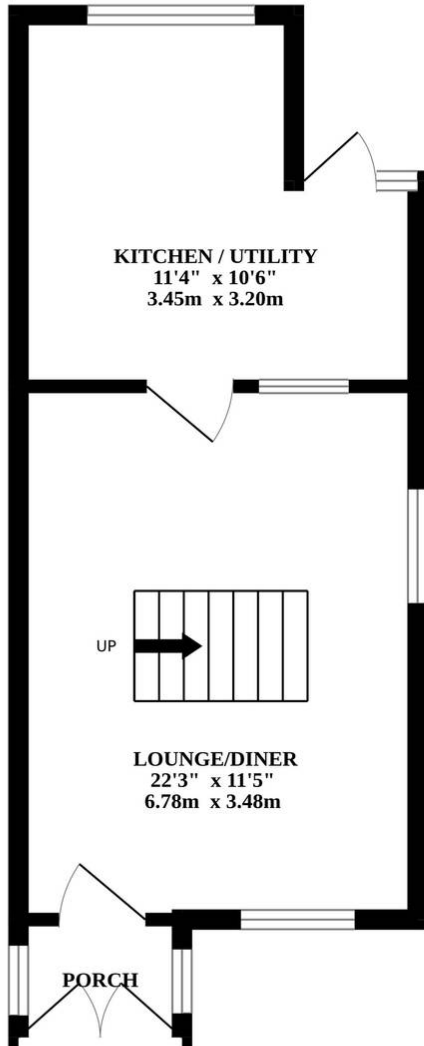
The kitchen is fitted with modern wall and base units, offering ample storage and workspace. The cabinets allow allocated spaces for electrical appliances. The rear window allows for plenty of light, and the kitchen flows seamlessly into a practical utility room, which provides additional space for appliances and built in cabinets. The utility room has direct access to the rear garden through a patio door.

Upstairs, the property offers two well-proportioned bedrooms. The main bedroom at the front of the house features fitted wardrobes and ample space for storage, while the second bedroom at the rear also includes fitted wardrobes and enjoys access to the family bathroom. The bathroom is fully tiled, complete with a bath, and WC adding to the practicality of the space.

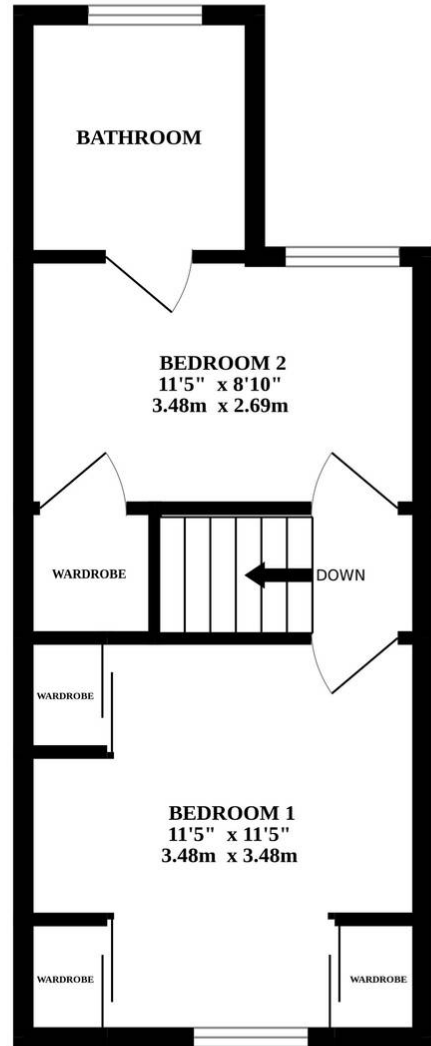
Outside, the landscaped rear garden provides a private outdoor space, with a patio area leading onto a well-maintained lawn. The garden is bordered by shrubs and flowers, and includes a timber shed for storage. There is on-road parking is available at the front of the property adding to the appeal of the house.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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