

## 92 High Road, Gorleston

£270,000 Freehold

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Council Tax band: C

Tenure: Freehold



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LOCATION

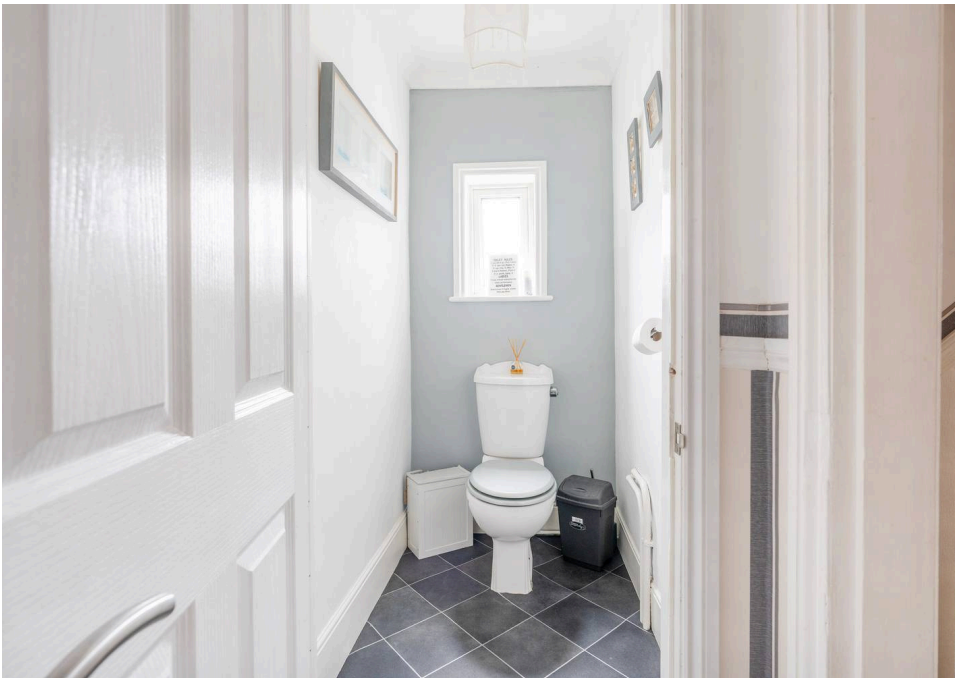
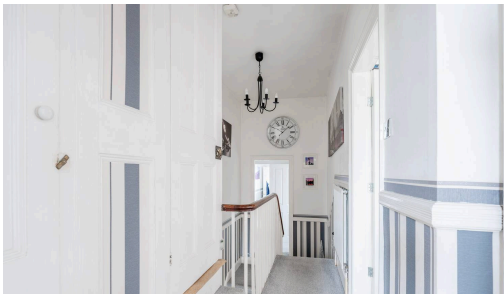
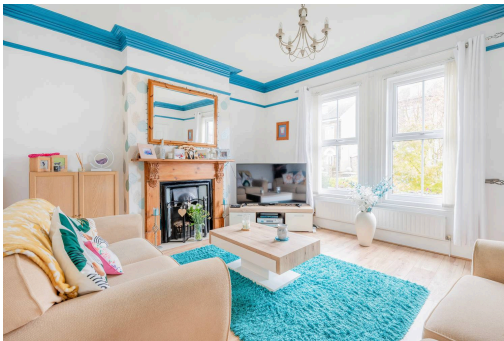
Gorleston is a coastal town located in the borough of Great Yarmouth, Norfolk, England. It lies to the south of the town of Great Yarmouth, along the eastern coastline of England, facing the North Sea. Gorleston is known for its long sandy beach, which attracts visitors for leisure and tourism. The town's seafront features a promenade, a variety of shops, restaurants, and local amenities. Gorleston's proximity to Great Yarmouth gives it access to the larger town's attractions, while maintaining its own distinct, quieter atmosphere. Historically, Gorleston developed as a port and fishing village but has since grown into a popular residential area with a mix of traditional seaside architecture and modern housing. The town is well-



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## HIGH ROAD

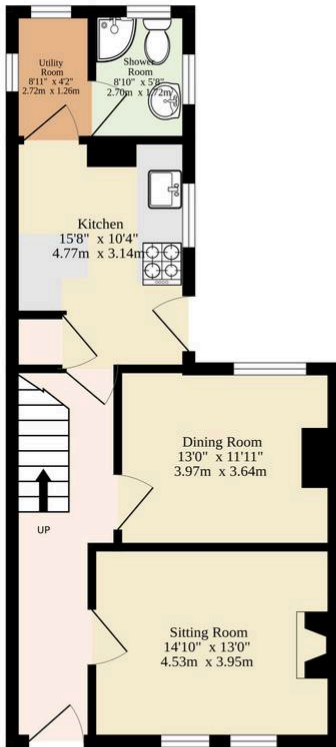
As you step inside, you are welcomed by an inviting ambience created by the traditional features that have been lovingly maintained to preserve the property's original character. Two light-filled reception rooms provide ample space for family living or entertaining guests, creating a warm and inviting ambience. The kitchen/breakfast room is well-equipped with fitted units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation. Complemented by a functional utility room and a ground floor shower room.

Ascend to the upper floors where you will encounter five bedrooms, each thoughtfully designed to offer relaxation and privacy, with the front bedrooms offering distant sea views. The fifth bedroom has the versatility to be a dressing room, office or storage, depending on your own requirements. The bathroom comprises of a four piece suite, with a separate WC, accommodating all residents in the household.

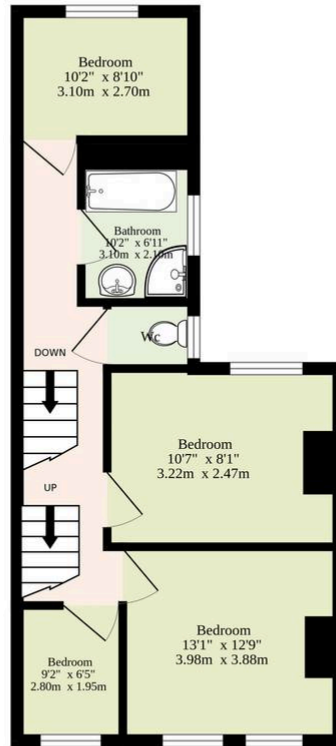
Towards the rear is a well-maintained garden, featuring an artificial lawn and a patio area for your outdoor seating arrangements. The addition of two wooden sheds are ideal for your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion.



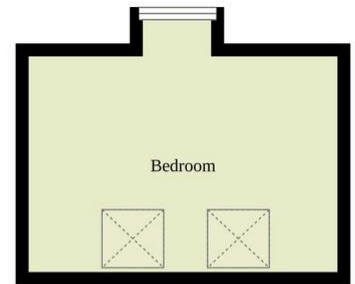
Ground Floor  
556 sq.ft. (51.7 sq.m.) approx.



1st Floor  
521 sq.ft. (48.4 sq.m.) approx.



2nd Floor



Sqft Excludes Hallway, Landing, Wc And Second Floor Bedroom

TOTAL FLOOR AREA : 1077sq.ft. (100.1 sq.m.) approx.

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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