



87 St. Georges Road, Great Yarmouth

Guide Price £260,000

87 St. Georges Road

Great Yarmouth

Situated in a prime position between Great Yarmouth's town centre and seafront, this beautifully presented Victorian home spans four floors and offers generous, flexible accommodation throughout. With glorious views over St George's Park to the front and just a short walk to the beach, it's an ideal setting for those seeking coastal living with convenience. The property has been sympathetically restored to retain its period character while introducing practical modern enhancements, including a superfast fibre optic broadband connection and solar panels that generate an annual income of approximately £2,000. Offered chain-free and well-maintained throughout, the home provides up to six usable bedrooms and multiple reception areas, making it suitable for family life, multi-generational living, or home-based work.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

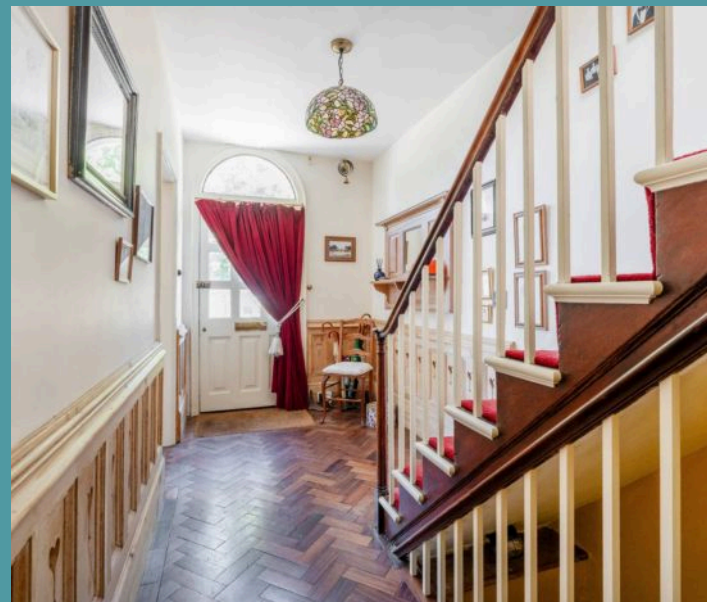
EPC Environmental Impact Rating: E





Location

Positioned along the elegant and central St. George's Road, this property enjoys a superb location just moments from Great Yarmouth's vibrant town centre and golden seafront. Residents benefit from immediate access to a wide range of local shops, cafes, restaurants, and essential services, all within walking distance. Directly opposite lies the scenic St Georges Park, providing a peaceful green space to enjoy year-round. Excellent transport links, including nearby bus routes and Great Yarmouth train station, make getting around simple, whether commuting, heading into Norwich, or exploring the coast. The area also offers access to several well-regarded schools and leisure attractions, including the historic Hippodrome Circus and the bustling Marina Centre. With the beach, town centre, and open parkland all close by, this is a location that combines everyday convenience with lifestyle appeal.



St. George's Road

The ground floor welcomes you via a central hallway leading through to a bright and spacious bay-fronted living room, offering uninterrupted park views. To the rear, a separate dining room connects to a fitted galley kitchen, with ample workspace and storage, and rear access to the outside. A convenient WC is also located on this floor.

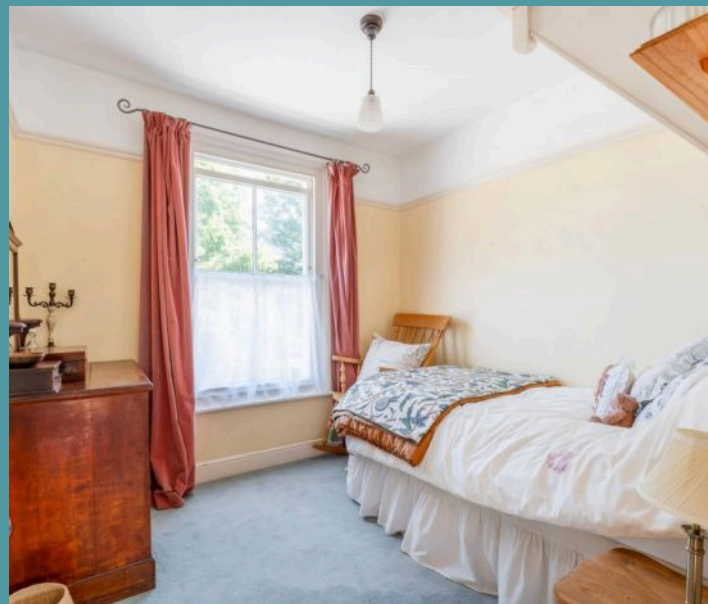


Stairs lead down to the lower-ground basement level, which has been transformed into a large additional living area - currently open-plan in layout and flanked by two separate storage rooms. This space is perfect for a games room, home cinema, or studio. On the first floor, the central landing gives access to three bedrooms and the family bathroom. The principal bedroom enjoys an expansive footprint with large windows overlooking the park, while the rear bedroom opens directly onto a sun terrace - a rare bonus, ideal for private relaxation or morning coffee. A third bedroom on this floor could suit a home office, nursery, or guest space.

The second floor comprises a spacious dual-aspect studio room which currently functions as a fourth bedroom but could equally serve as a self-contained suite, creative space, or top-floor lounge. With far-reaching rooftop views, this room adds a standout feature to an already versatile home.

Agents Notes

We understand this property will be sold freehold, connected to all main services.



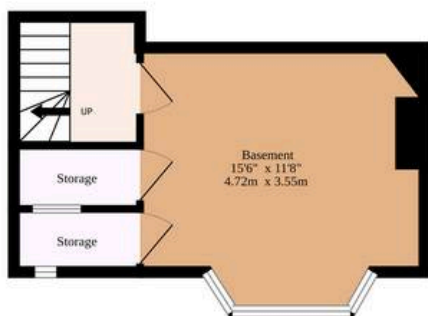


- Chain free and sympathetically restored, retaining original character
- Versatile four-bedroom Victorian home arranged over four floors
- Well-maintained throughout with scope to personalise
- Two reception rooms plus large basement and top-floor studio - potential for up to six bedrooms
- Modern family bathroom and ground floor WC
- Glorious views over St Georges Park from the upper floors
- Income generated from roof-mounted solar panels (approx. £2,000/year)
- Superfast fibre optic broadband connection
- Located close to Great Yarmouth town centre and seafront

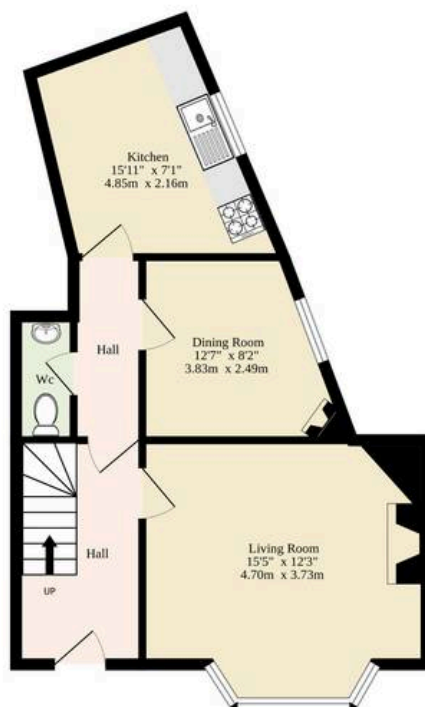




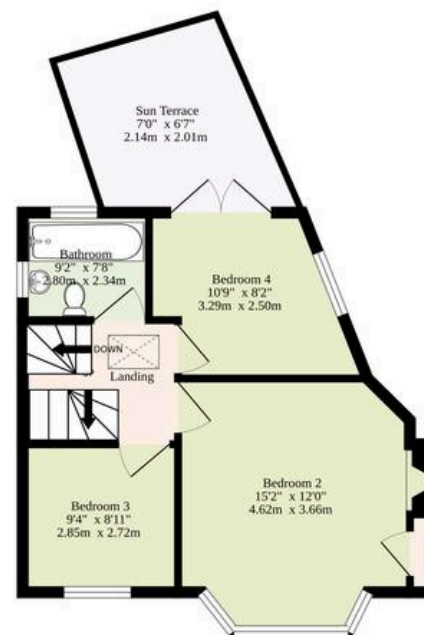
Basement
273 sq.ft. (25.4 sq.m.) approx.



Ground Floor
519 sq.ft. (48.2 sq.m.) approx.



1st Floor
594 sq.ft. (55.2 sq.m.) approx.



2nd Floor
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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.
Made with Metropix ©2025

