



2 Trafalgar Road, Great Yarmouth

Great Yarmouth



Minors & Brady

2 Trafalgar Road

Great Yarmouth, Great Yarmouth

Just moments from the golden sands of Great Yarmouth, this bay-fronted 12-bedroom mid-terrace house spans four floors and offers outstanding scale, character, and income potential. The flexible layout is ideal for a guesthouse, with a basement for an extra bedroom, storage, or living space. A large dining room with a feature fireplace sits alongside a fitted kitchen and generous utility room with scope to extend or reconfigure to suit future needs. The ground floor also includes a private manager's bedroom with its own lounge, while bathrooms are arranged throughout the home, including en-suites to select rooms and two separate WCs. The third floor provides further potential as extra bedrooms or an entertainment suite, creating exceptional versatility for both lifestyle and commercial use, all set in a prime location close to shops, cafés, restaurants, entertainment venues, and excellent transport links into Norwich and beyond.

Location

Trafalgar Road is set within the sought-after coastal town of Great Yarmouth, just moments from the golden sandy beach and lively seafront attractions. The area provides a wealth of amenities, including shops, cafés, restaurants, and entertainment venues, with further retail and leisure options in the town centre. Excellent transport links via the nearby train station and regular bus services make travel into Norwich and the surrounding areas convenient, while schools, healthcare facilities, and scenic coastal walks are also close at hand. Visitors can enjoy the famous Golden Mile, Sea Life Centre, Britannia Pier, and Wellington Pier, as well as boat trips on the Norfolk Broads, historic sites such as Great Yarmouth Minster, or simply relaxing by the sea. The town is alive with year-round events and seasonal attractions, creating a vibrant atmosphere for residents and tourists alike. With its unique mix of coastal charm and everyday convenience, this location offers an excellent setting for a wide range of lifestyles.

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Step through the porch and into the hallway, where you are welcomed by a bay-fronted dining room. This elegant space features a character fireplace and French doors that open into the adjoining manager's bedroom, which also enjoys its own fireplace. Both rooms are finished with carpeted flooring and offer flexibility, whether used as formal reception areas, guest dining spaces, or adapted to suit personal or business needs.

From here, a door leads into the rear hall, where a practical shower room provides convenience. Beyond, you will find a large utility area with fitted units, a sink, and a skylight that fills the space with natural light. This area also offers direct access to the outside and the opportunity to extend or reconfigure the kitchen arrangement. The current kitchen is compact yet well equipped with fitted wall and base units, tiled splashbacks, and two gas hobs with ovens, but it holds clear potential to be opened up into a larger catering space if required.

Completing the ground floor is the manager's lounge, another versatile and generously sized room, ideal for private use or guest accommodation. Stairs also lead down to the basement, a substantial area that could serve as an additional bedroom, storage, or even a guest entertainment space.

On the first floor, there are five bedrooms, four of which are doubles and one with a bay window that draws in natural light. One of the rooms benefits from its own bath, while others include a shower or basin, providing a variety of private facilities. This floor also enjoys a communal shower room and a separate WC, ensuring practicality for guests.

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The second floor presents a further five double bedrooms, each spacious and bright. Several of the rooms feature attractive proportions and good ceiling heights, while large windows add to the sense of space and natural light. A separate WC completes this level, making it well-suited for guest accommodation.

The third floor offers a large, light-filled room with eaves storage, providing further scope as an additional bedroom, games room, or entertainment suite, depending on requirements.

Throughout, the property provides a remarkable level of accommodation and flexibility. With its twelve bedrooms, multiple reception rooms, and adaptable spaces across all levels, it offers outstanding potential as a guesthouse, rental investment, or substantial family home just moments from the beach and seafront attractions.

Agents notes

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

Heating system- Combi Boiler

Council Tax Band- C

On-street parking is available with a resident permit costing approximately £60.70 per year



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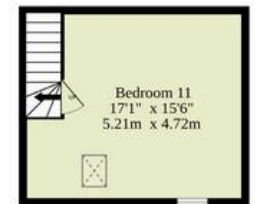
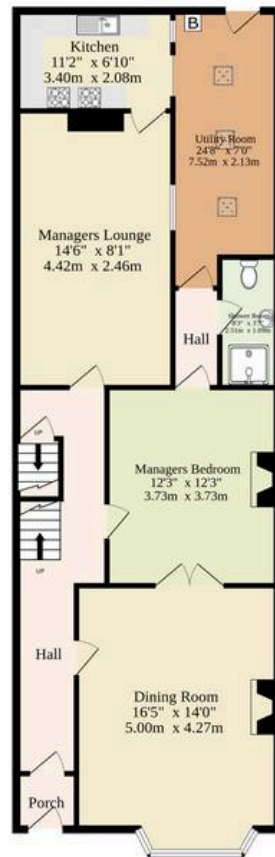
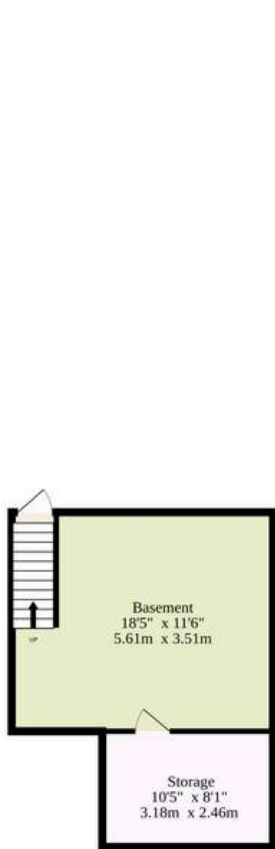
Basement
300 sq.ft. (27.3 sq.m.) approx.

Ground Floor
942 sq.ft. (87.5 sq.m.) approx.

1st Floor
755 sq.ft. (70.1 sq.m.) approx.

2nd Floor
681 sq.ft. (63.3 sq.m.) approx.

3rd Floor
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 2903 sq.ft. (269.7 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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Meet *Sarah*
Senior Property Consultant



Meet *James*
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Meet *Lauren*
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Your home, our market

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