



Minors & Brady
CAISTER-ON-SEA
FOR SALE
01493 806188

234 The Marrams, Hemsby

Great Yarmouth



Minors & Brady

234 The Marrams

Hemsby, Great Yarmouth

Set in an elevated coastal position with superb sea views, this detached bungalow offers direct access onto the sandy beach and dunes, making it an ideal holiday home or full-time residence. Inside, the property features a spacious open-plan kitchen, dining, and living area with a wood burner and sea-facing outlook, along with two bedrooms and a family shower room. Outside, a fully enclosed wraparound paved terrace and garden provide space for relaxation, complemented by two storage sheds and access to an additional plot at the rear. The property has potential for buyers to make it their own, all within walking distance of Hemsby's arcades, cafes, pubs, and shops, and just a short drive to the Norfolk Broads.

Location

The Marrams in Hemsby offers a coastal setting with direct access to sandy beaches and dunes, making it a popular spot for both holidaymakers and residents. The area provides a mix of peaceful seaside living and lively attractions, with Hemsby's arcades, cafes, pubs, and shops all within walking distance. Just a short drive away, the Norfolk Broads open up opportunities for boating, fishing, and scenic walks, while nearby Great Yarmouth provides a wider range of shopping, dining, and entertainment. Norwich, with its historic centre and mainline rail links to London, is also within easy reach, ensuring excellent connections alongside the charm of the Norfolk coast. Families will also appreciate the range of local schools and services that support year-round living.





M&B

234 The Marrams

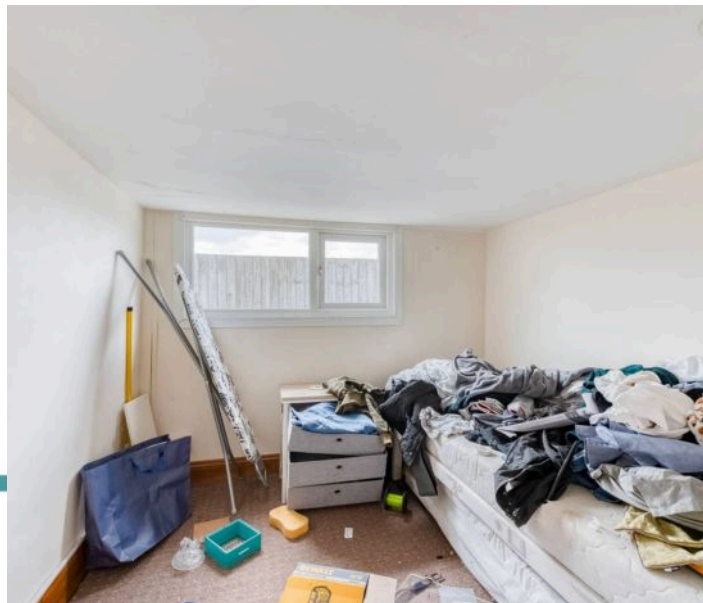
Hemsby, Great Yarmouth

The Marrams, Hemsby

On entering the property, you step into a light-filled open-plan living space, finished with stained wood flooring and arranged to create both comfort and practicality. A wide sea-facing window floods the room with natural light, while a wood burner provides a welcoming focal point. To one side, a defined dining area with carpet flooring offers an ideal spot for meals or entertaining, again enjoying coastal views.

From the living space, steps lead down into the kitchen, which is fitted with cream shaker-style units and granite-effect worktops, providing ample storage and preparation space. There is an integrated oven and hob, plumbing for appliances, a stainless steel sink unit, and tiled flooring with inset ceiling lighting. A door opens directly to the outside, adding to the convenience of the layout.

The bungalow includes two comfortable bedrooms, both with carpet flooring and natural light, along with a family shower room comprising a glass-fronted shower cubicle with electric shower, wash basin, and WC, with tiled finishes for practicality. Double glazing is also in place throughout the home.



234 The Marrams

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Outside, the property occupies a raised position with a fully enclosed wraparound paved terrace and garden that takes in superb sea views to the front. This outdoor space offers plenty of room for seating and relaxation, together with two useful storage sheds. Most notably, there is direct access from the garden onto the sandy beach and dunes, giving the home its truly unique coastal setting.

It should be noted that the adjoining property at No. 232 is also available for sale, and benefits from parking as well as an additional plot to the rear, which is accessible to both properties.

Agents notes

We understand that the property will be sold leasehold, connected to main services water, electricity and drainage.

Heating system- Electric central heating

Council Tax Band-A

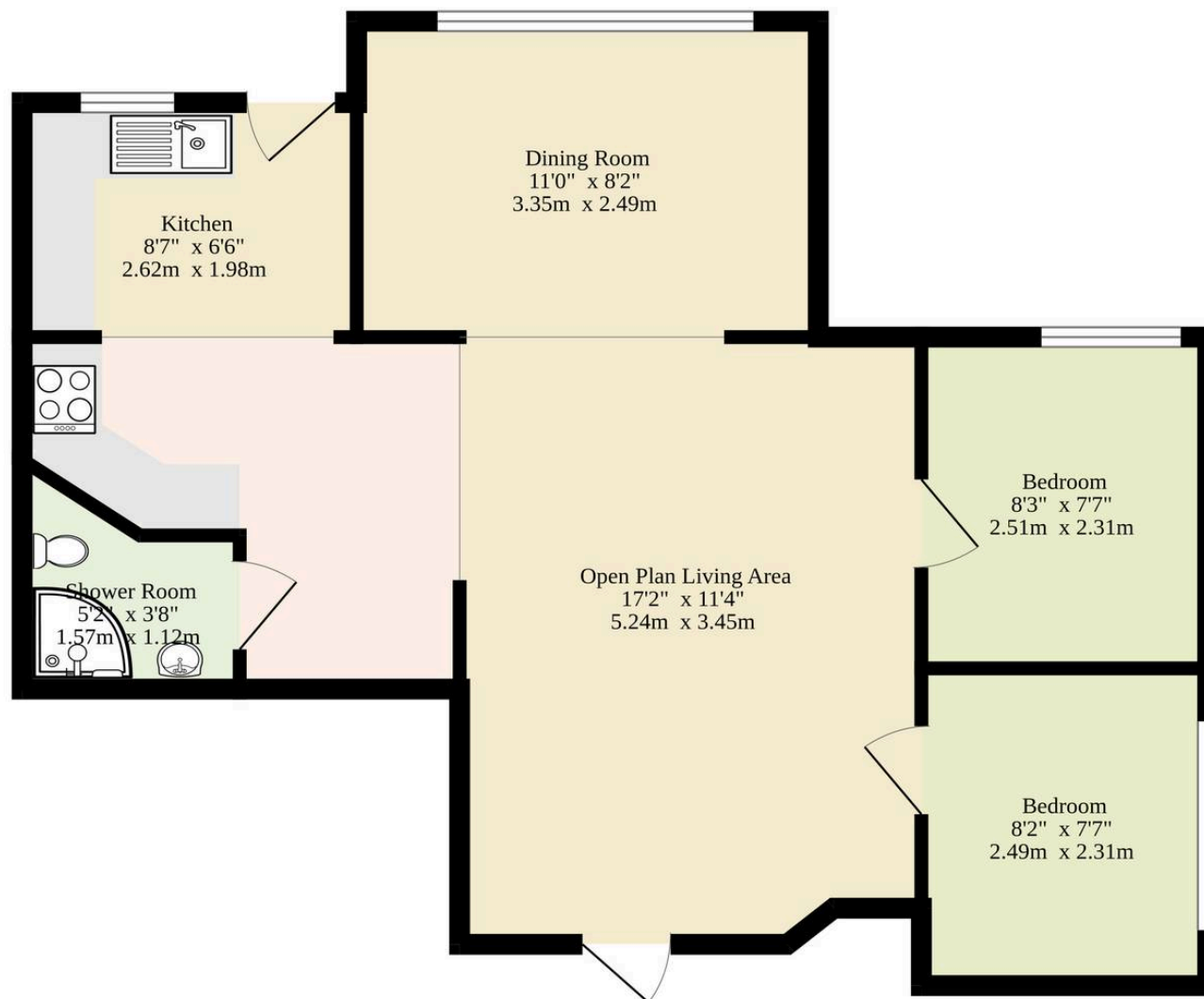
Yearly renewable leasehold title

Non-standard construction

Located within a high-risk coastal erosion area



Ground Floor
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.8 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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Dreaming of this home? Let's make it a reality



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

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