



9 St. Georges Road, Great Yarmouth
Great Yarmouth



Minors & Brady

9 St. Georges Road

Great Yarmouth

A chain-free Victorian residence, perfectly positioned just moments from Great Yarmouth's golden sands and lively town centre. Brimming with character and versatility, this impressive three-storey home offers spacious, light-filled living with the flexibility to suit modern family life or multi-generational living. Featuring two beautifully equipped kitchen/dining rooms, grand living spaces with bay windows and a balcony, 5/6 generous bedrooms, and both a ground floor wet room and first floor bathroom, the property seamlessly blends period charm with practicality. Outside, enjoy a large private front garden and a peaceful rear courtyard, the perfect setting for relaxed seaside living.





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- Chain free
- Impressive Victorian residence positioned within a prime location of Great Yarmouth, just moments away from the sandy beach and town centre
- Previously a successful air b&b with separate accommodation across three floors, with the potential to convert into two properties
- Beautiful family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Two kitchen/dining rooms located on the ground and first floors, equipped with quality cabinetry, integrated ovens and space for dining tables
- Grand living rooms accentuated by a bay window, decorative feature fireplace and a balcony, inviting relaxation and entertaining
- A ground floor wet room and a first floor bathroom, accommodating all residents in the household
- 5/6 bedrooms offering the utmost comfort and privacy
- A large, south-facing front garden that is predominately laid to lawn and a rear, low-maintenance courtyard for seating arrangements



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Location

St. George's Road in Great Yarmouth is a well-situated residential and commercial street, offering a convenient mix of local amenities and easy access to the town centre. The road features a range of local shops, cafes, and family-run businesses, providing daily necessities and dining options within walking distance. Families benefit from nearby educational facilities such as St. George's Primary School, St. Nicholas Priory Church of England Primary School, and Southtown Primary School, while secondary education is served by Great Yarmouth Charter Academy and Edward Worlledge Ormiston Academy.

Healthcare services are easily accessible, with local GP surgeries and dental practices located along or close to the road, while larger hospitals are only a short drive away. Transport links are strong: bus stops along the road provide regular services to the town centre and surrounding areas, and Great Yarmouth railway station is within easy reach, offering direct connections to Norwich and beyond. Pedestrian paths and cycle routes make the area walkable, and nearby parks, such as St. George's Park, provide green space for recreation, giving St. George's Road a balanced and community-friendly atmosphere.



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Proudly positioned within one of Great Yarmouth's most sought-after areas, just moments from the sandy shoreline and bustling town centre, this impressive Victorian home presents a rare opportunity to embrace coastal living at its finest. Previously operated as a successful Airbnb, the property offers exceptional flexibility with accommodation arranged across three spacious floors, ideal for those seeking a grand family home, multi-generational living, or even the potential to convert into two separate dwellings.

Step inside and you are immediately greeted by a welcoming entrance hall, where high ceilings, period detailing and rich oak flooring set the tone for the character and charm found throughout. The home's generous proportions and adaptable layout allow you to truly shape the space to suit your own lifestyle and design preferences.

Two well-appointed kitchen/dining rooms, located on the ground and first floors, each feature quality cabinetry, integrated ovens and ample room for family dining or casual entertaining. The first-floor kitchen is particularly well-suited for multi-generational living, offering an independent setup for extended family or guests who prefer their own private space.



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The grand living rooms, complete with a striking bay window, a decorative feature fireplace and, on the first floor, a beautiful balcony, offer inviting spaces for relaxation or hosting guests. With 5/6 bedrooms spread across the three floors, every member of the household can enjoy comfort, privacy, and versatility. A ground floor wet room and a stylish first floor bathroom cater effortlessly to modern family living.

Outside, the property continues to impress with a large private front garden that is south-facing, predominantly laid to lawn and framed by mature greenery. To the rear, a low-maintenance courtyard provides an intimate setting for outdoor seating and dining.

This chain-free Victorian residence combines timeless elegance with exceptional potential, perfectly positioned for those who wish to enjoy the vibrant coastal lifestyle of Great Yarmouth. Whether as a spacious family home, a lucrative investment, or a dual-living arrangement, this property invites you to make it your own.

Agents note

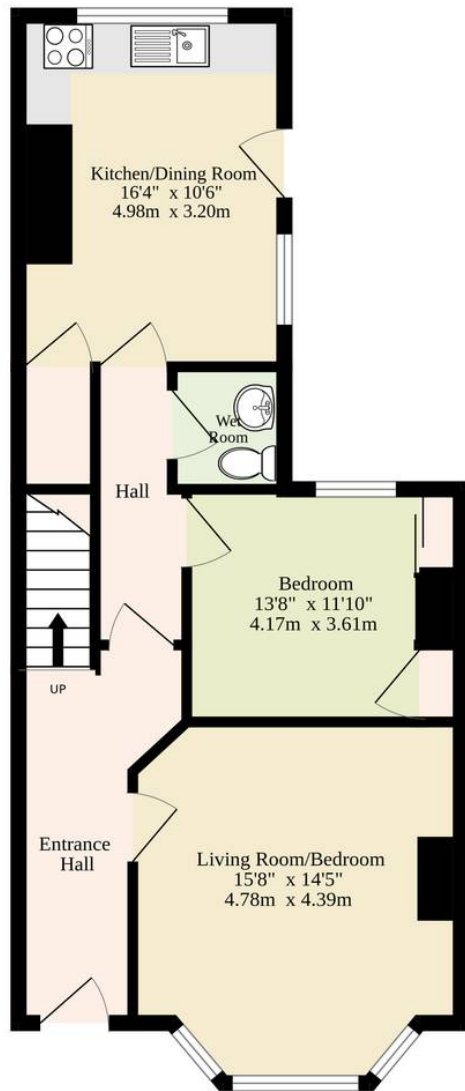
Freehold



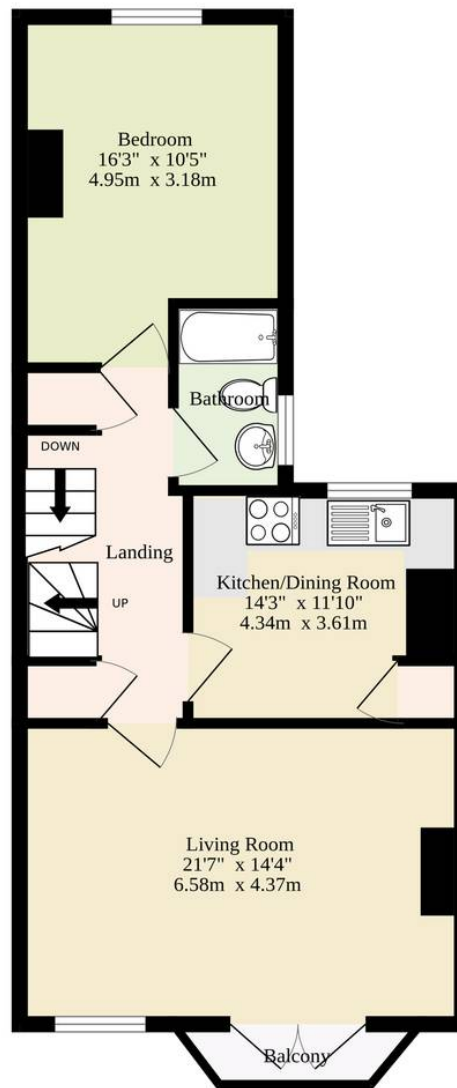
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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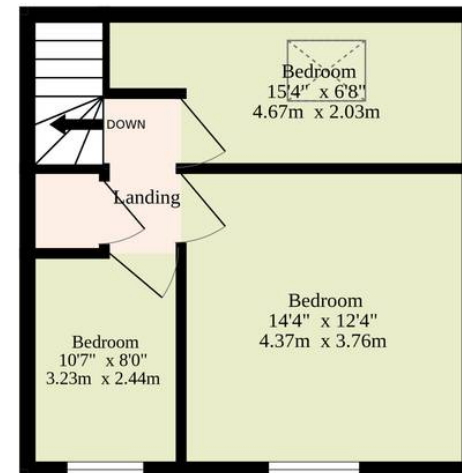
Ground Floor
763 sq.ft. (70.9 sq.m.) approx.



1st Floor
800 sq.ft. (74.3 sq.m.) approx.



2nd Floor
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 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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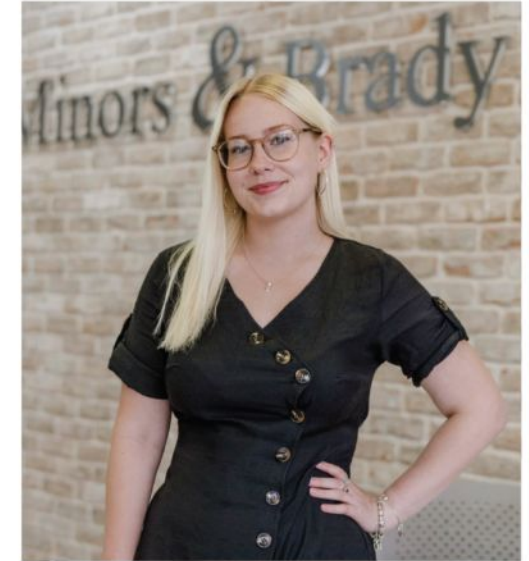
Dreaming of this home? Let's make it a reality



Meet Sarah
Senior Property Consultant



Meet James
Property Consultant



Meet Lauren
Property Consultant

Minors & Brady
Your home, our market

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