



Flat 24, Esplanade Court North Drive, Great Yarmouth

Great Yarmouth



Minors & Brady



# Flat 24

## Esplanade Court North Drive, Great Yarmouth

Where the shoreline meets modern coastal living, this chain-free first-floor corner apartment stands in a prime North Drive position with direct access to the beach and promenade. Wide sea views unfold the moment the French doors open onto the private balcony, creating a striking connection with the coastline. A refreshed interior brings herringbone flooring, a generous lounge with a feature fireplace, a dedicated dining area, and a newly fitted kitchen with integrated appliances. Two double bedrooms look across the green stretch of Wellesley Sports Ground, complemented by a brand new marble-effect en suite and a separate shower room. Lift access, secure gated parking, and a recently installed Vaillant combi boiler complete a contemporary home in one of Great Yarmouth's most appealing coastal settings.

### Location

Esplanade Court sits along North Drive in one of Great Yarmouth's most appealing coastal settings, giving you direct access to the seafront, wide sandy beach and the energetic promenade. Britannia Pier, local cafes, entertainment spots and the town centre's shops are all within comfortable reach, which makes daily life convenient and varied. Wellesley Recreation Ground offers a calm green space close by, and the Norfolk Broads provide scenic escapes just a short drive away. Well-regarded schools and straightforward transport links support the area's strong sense of practicality, creating an inviting place to settle. The neighbourhood offers a steady flow of amenities throughout the year, which adds to its sense of ease. Its blend of coastal beauty and everyday convenience makes North Drive a desirable part of Great Yarmouth.



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## Esplanade Court, North Drive

Set within a private gated development along Great Yarmouth's seafront, this first-floor corner apartment offers an elevated coastal setting with superb natural light and far-reaching sea views. Lift access brings you directly to the level, creating an easy and secure arrival before stepping inside to a home finished with new flooring and fresh décor.

A welcoming hall introduces soft neutral tones, herringbone flooring, fitted storage, and an intercom system. From here, the layout draws you into an elegant lounge where generous glazing and French doors frame a wide coastal outlook. A feature fireplace adds character and a focal point to the room, working beautifully with the natural light and the open feel of the space. Light moves easily through this part of the home thanks to the corner position of the apartment, enhancing the sense of openness. The private balcony sits just beyond the doors, offering a front row view across the promenade, bowling greens, Britannia Pier, and the sweeping shoreline.

Flow continues into a newly fitted kitchen and dining area, arranged with contemporary cabinetry, quartz-style worktops, an inset sink, and a full suite of integrated appliances which includes a built-in oven, induction hob with extractor, integrated fridge freezer, and integrated dishwasher. All finished with the same herringbone flooring for a unified and modern feel. A discreet cupboard houses a recently installed gas combination boiler.

An inner hallway leads to two peaceful double bedrooms, each overlooking the green expanse of Wellesley Sports Ground and the athletics track. Both rooms enjoy excellent natural light due to the apartment's position, with the same refined flooring and calm neutral décor throughout.

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A fresh and neatly presented shower room sits off the hallway with a shower enclosure, pedestal basin, tiled details, and WC. The principal bedroom benefits from a brand new en suite, finished with large format tiling, marble effect walls, a walk-in shower, contemporary vanity storage, and natural light from an inset window.

An allocated parking space sits within the secure gated car park, adding everyday convenience to this coastal home.

Stylish modern upgrades, lift access, wide sea views, and a bright corner position come together to create a sophisticated seaside apartment ready to enjoy.

## Agents notes

Sold leasehold, connected to all main services.

Approximately 976 years remaining.

Lease charges: Approximately £169 per calendar month

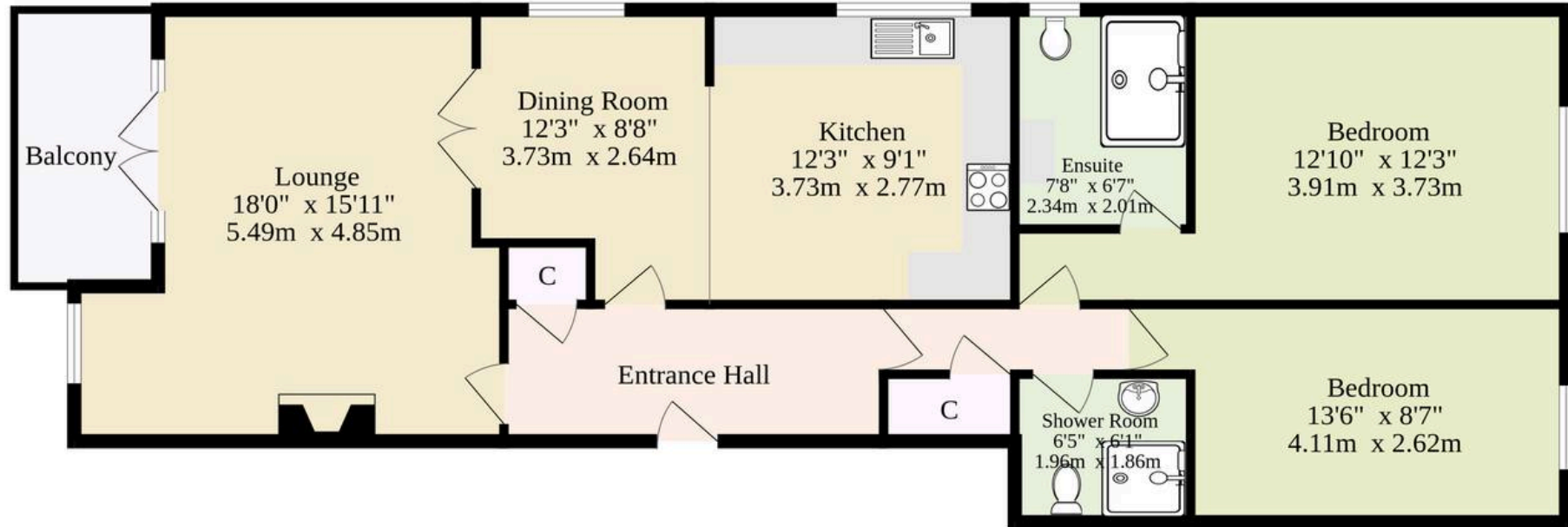
Heating: Gas central heating

Average heating and lighting costs: Approximately £37 per calendar month

Council Tax: C, with the most recently published annual figure of £1,933



1020 sq.ft. (94.8 sq.m.) approx.



Sqft Includes Balcony

**TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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# Minors & Brady

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