



Flat 19, Crown House, 45 Yarmouth Way

Great Yarmouth



Minors & Brady

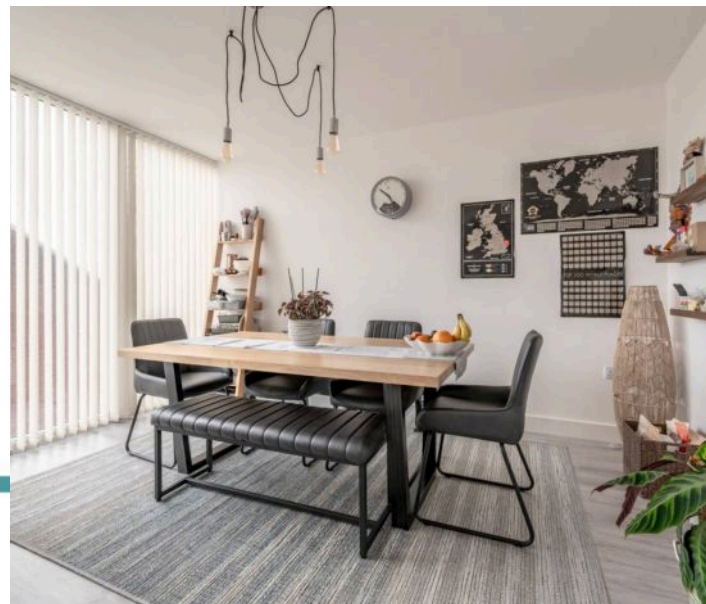


# Flat 19

## Crown House, Great Yarmouth

A bright and modern two-bedroom flat in Great Yarmouth, offering versatile, turn-key living. The open-plan kitchen, dining, and living area provides a natural flow and plenty of light, while two well-proportioned bedrooms offer comfort and flexibility. Set within a safe, secure building with well-maintained communal areas and off-road parking, this flat combines practicality with contemporary living.

- Two-bedroom flat located in the coastal town of Great Yarmouth
- Turn-key condition, showcasing a spacious and modern interior that can easily adapt to your own style
- Safe and secure building, with well maintained communal areas and grounds
- Open-plan kitchen/dining/living room creating an effortless flow for everyday living, with large windows offering views of the surroundings
- Kitchen equipped with quality cabinetry, an integrated oven, an induction hob, a dishwasher, space for a fridge/freezer and a breakfast bar unit
- Two bedrooms offering comfort and privacy, with the flexibility to have a home office, dressing room or snug
- Friendly community
- Off-road parking
- Close to a wide range of essential amenities







M&B



# Flat 19

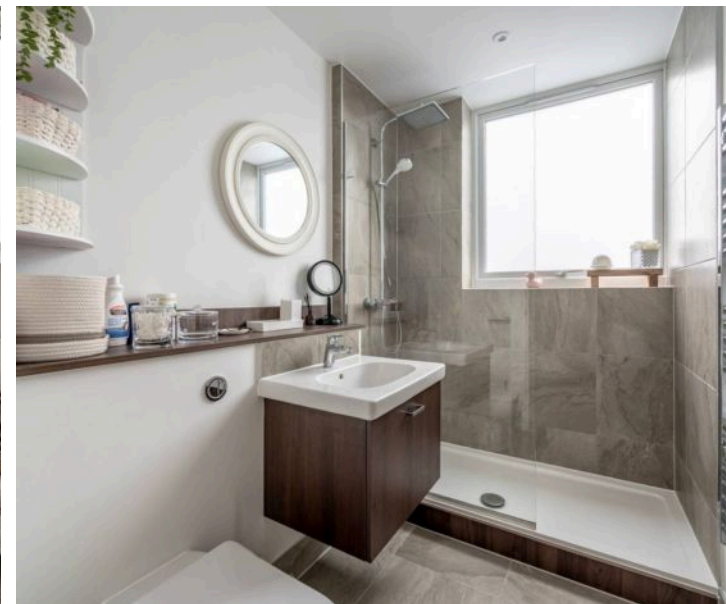
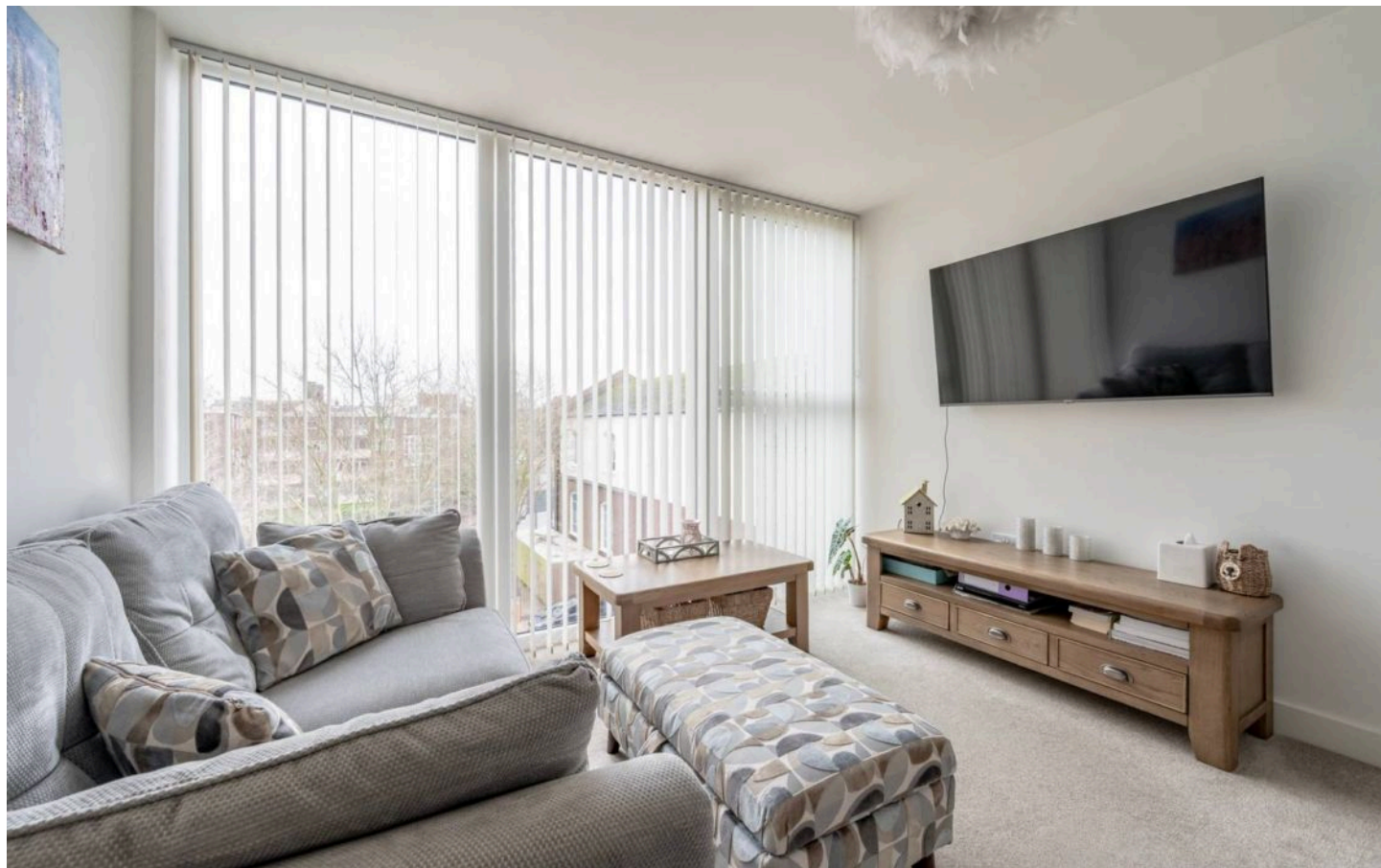
Crown House, Great Yarmouth

## Location

Crown House is situated on Yarmouth Way, a main thoroughfare in Great Yarmouth, a historic coastal town in Norfolk. The property sits within convenient reach of both the town centre and the seafront, balancing access to amenities with a sense of everyday practicality. Nearby, residents can find local convenience shops, cafes, and takeaways along Yarmouth Way itself, while a short walk brings you to the broader town centre, where supermarkets, independent retailers, and high street chains provide a full range of shopping options.

For families, there are several schools close by. St George's Primary School & Nursery and St Nicholas Priory CofE Primary School serve younger children in the area, while Great Yarmouth Charter Academy and East Coast College provide secondary and further education options within a few minutes' drive.

Transport links are straightforward: the town's bus services run along Yarmouth Way, connecting residents to key points across Great Yarmouth and nearby villages. Great Yarmouth railway station is within easy reach, offering rail connections towards Norwich and beyond. The nearby A47 ensures easy car access westwards towards Norwich or east towards Lowestoft.





# Flat 19

Crown House, Great Yarmouth

This beautifully presented two-bedroom flat offers a turn-key living experience in the heart of Great Yarmouth. Designed for modern living, the spacious interior provides a seamless backdrop for your lifestyle, with an open-plan kitchen, dining, and living area that naturally invites relaxation and entertaining. Large windows fill the space with light and offer pleasant views of the surrounding area.

The kitchen is thoughtfully fitted with quality cabinetry, an integrated oven, induction hob, dishwasher, space for a fridge/freezer, and a convenient breakfast bar, perfect for casual dining or morning coffee. Two well-proportioned bedrooms offer comfort and privacy, with the flexibility to create a home office, dressing room, or a cosy snug, depending on your needs.

Set within a safe and secure building, residents benefit from well-maintained communal areas and grounds, as well as off-road parking. The flat is part of a welcoming, friendly community, making it an ideal choice for anyone looking to enjoy the charm and lifestyle of coastal living.

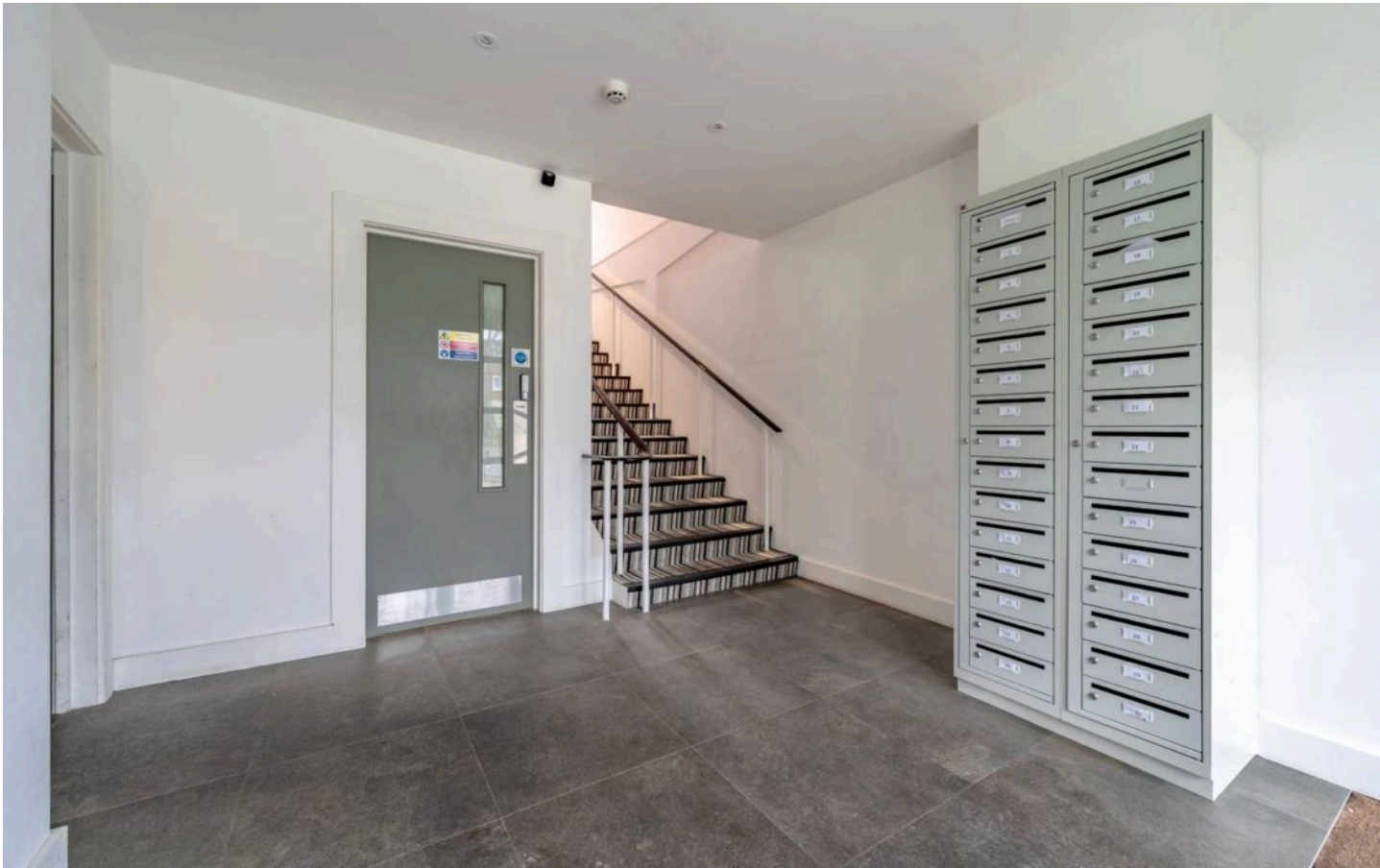
## Agents Note

We understand that this property is leasehold, with approx. 246 years left on the lease.

Ground rent: Approx. £1,265.18 pcm

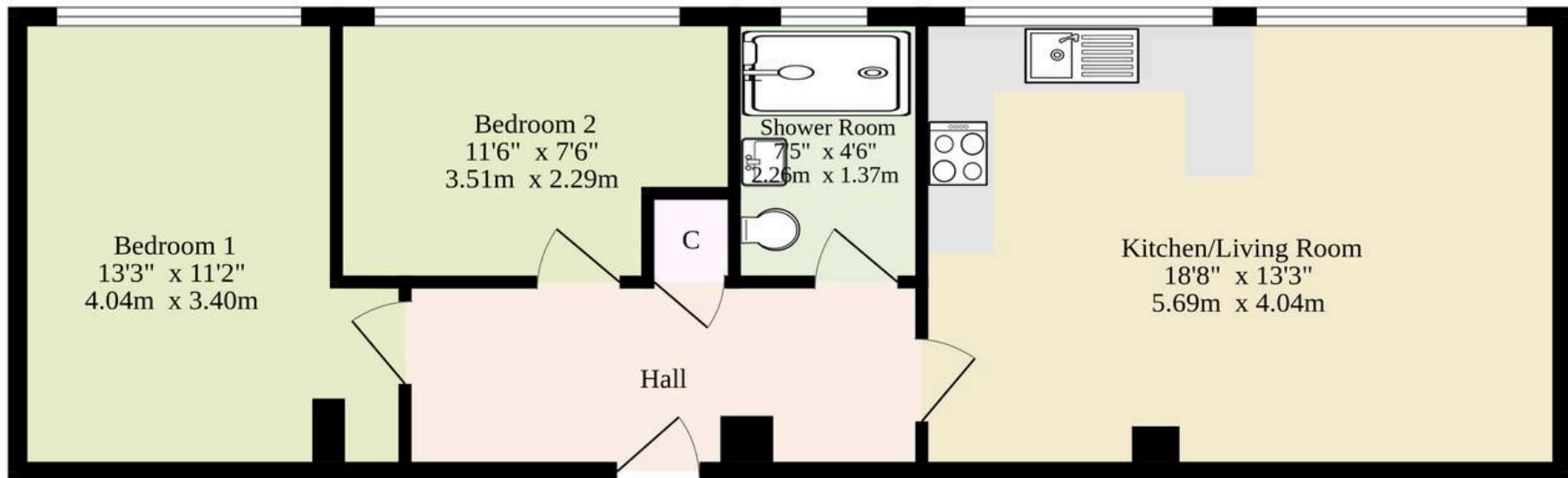
Renewal for charges: March 2026

Permit parking cost: £365 p/a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Ground Floor**  
**597 sq.ft. (55.5 sq.m.) approx.**



**TOTAL FLOOR AREA : 597 sq.ft. (55.5 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 ©2026



# 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*

 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)