



12 Arundel Road, Great Yarmouth

Great Yarmouth



Minors & Brady

12 Arundel Road

Great Yarmouth

Moments from the character and coastline of Great Yarmouth, this chain-free mid-terrace home offers an easy balance between comfort today and potential for the future. Set along a residential road, the property provides well-proportioned living with two reception rooms, a practical kitchen and a ground-floor shower room, while three bedrooms upstairs offer flexibility for family life, home working or visiting guests. Outside, a low-maintenance courtyard keeps things simple, and a particularly valuable feature for a home of this style is the brick-weave driveway with off-road parking. An appealing option for buyers seeking a manageable coastal home, a renovation project to shape over time, or a considered addition to an investment portfolio.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



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Arundel Road is a residential street located to the north of the centre of Great Yarmouth. The road sits roughly a mile inland from the town's sandy coastline and the promenade along the seafront, placing the beach and coastal walks within easy cycling or walking distance. The surrounding area is predominantly residential, giving it a quieter setting while still being close to the everyday amenities and activity of the town centre and the seafront area.

For day-to-day convenience, there are small independent shops, convenience stores and takeaway outlets scattered through the nearby streets, while a wider choice of supermarkets, national retailers and services can be found in and around the town centre and market area. Families living on or near Arundel Road have several schools within a relatively short distance, including Northgate Primary School, which is one of the closest primary options, and Great Yarmouth Charter Academy for secondary education. Other nearby options include North Denes Primary and Nursery School, giving families a choice of schools within the wider area.

Transport connections are convenient for a coastal town. Great Yarmouth railway station lies roughly three-quarters of a mile to the south-west and provides rail services to Norwich, where connections to the wider national rail network are available. Local bus services run through nearby streets linking residential areas with the town centre, the seafront and neighbouring villages. Road access to the A47 allows straightforward travel inland towards Norwich and the wider road network.

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Along a residential road in the coastal town of Great Yarmouth, this chain-free mid-terrace residence presents a home with character, practicality and the opportunity to make it your own. Whether you are seeking a renovation project, a manageable home for a small family, or an investment in a well-connected seaside town, the property offers a solid starting point with the comfort of being ready to move into.

Inside, the ground floor unfolds through two reception rooms, spaces that naturally lend themselves to both quiet evenings and sociable gatherings. The rear reception room centres around a traditional fireplace, bringing a sense of warmth and heritage to the setting, whilst offering flexibility as a dining area, family room or relaxed sitting space.

The kitchen is fitted with a range of units and includes a freestanding oven, along with convenient under-counter areas for appliances, creating a practical workspace with scope for future updating should you wish to personalise the layout and style.

Completing the ground floor is a shower room arranged with a classic three-piece suite, offering everyday convenience and functionality.

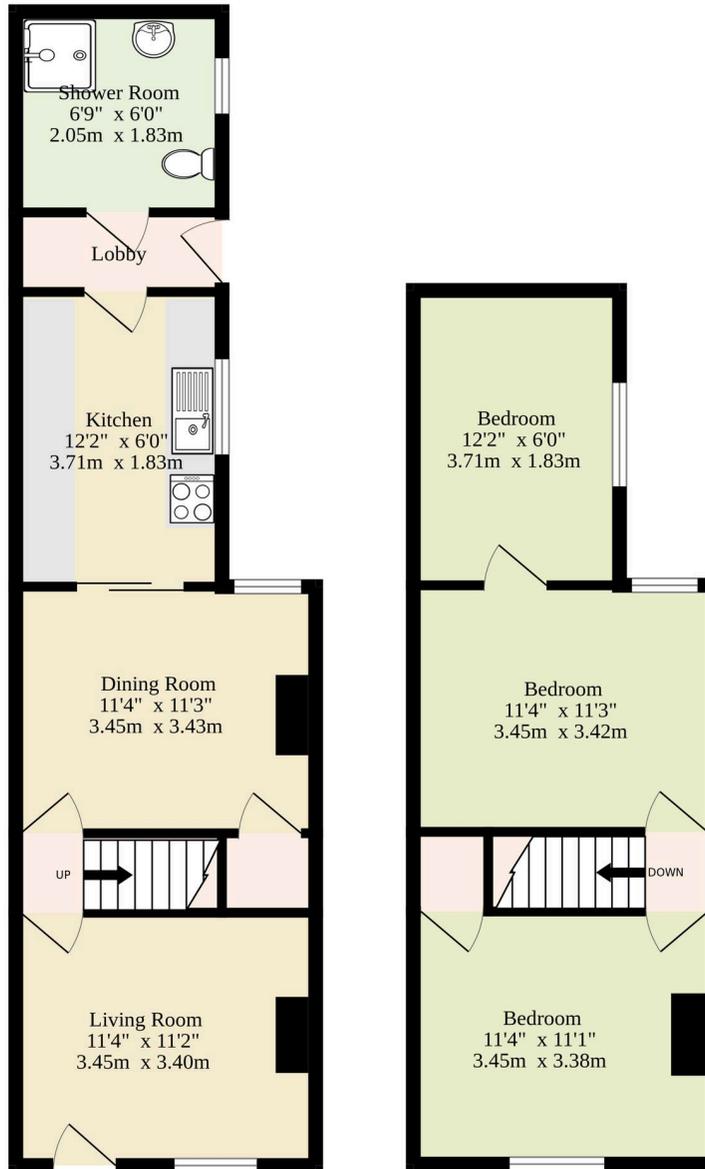
Upstairs, the home provides three bedrooms, each offering adaptable space to suit modern living. Alongside comfortable sleeping accommodation, there is the flexibility to create a home office, dressing room or nursery, depending on your needs.

Outside, a low-maintenance courtyard offers a private outdoor area. A particularly rare highlight for a property of this type is the dropped kerb leading to a brick-weave driveway, providing off-road parking, a valuable feature within this established residential setting.



Ground Floor
433 sq.ft. (40.2 sq.m.) approx.

1st Floor
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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*
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