



35 Marine Parade, Gorleston

Great Yarmouth



Minors & Brady

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Gorleston, Great Yarmouth

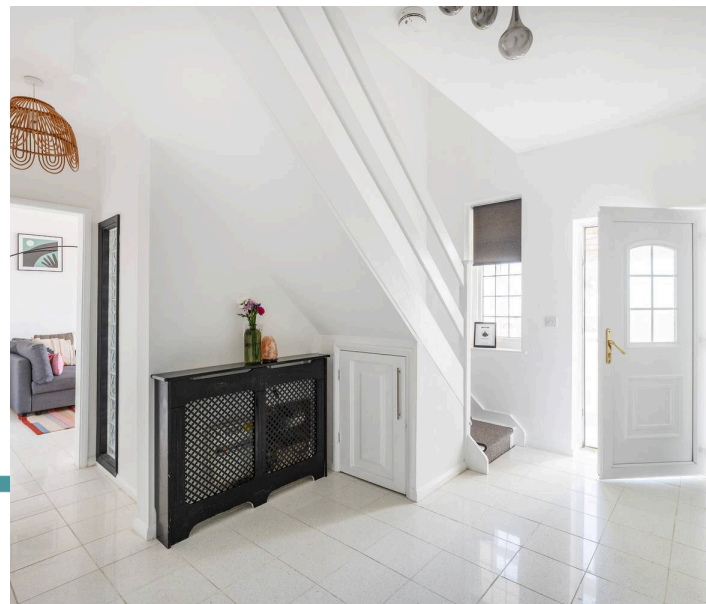
Set opposite an open green with the beach and promenade just beyond, this well-presented two-bedroom terrace residence offers a straightforward, low-maintenance coastal lifestyle in Gorleston-on-Sea. The interior is thoughtfully arranged and ready to move into, with a bright open-plan living space, a modern fitted kitchen and well-proportioned bedrooms, all finished to a consistent standard. Outside, a private courtyard garden provides an easy-to-manage outdoor area, while off-road parking and a double garage add practical appeal. Well suited to downsizers, small families or those looking for a second home by the sea, the property brings together a sought-after position with comfortable, everyday living.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating and underfloor heating.



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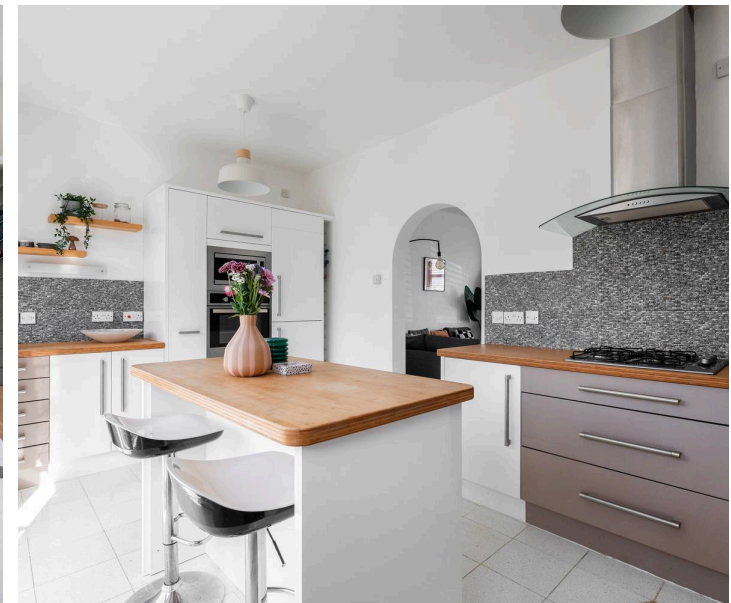


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- Two-bedroom terrace residence extending to approximately 1,521 sqft, offering generous and well-proportioned living accommodation
- Sought-after coastal location in Gorleston-on-Sea, directly opposite a landscaped green and the promenade
- Beautifully maintained, turn-key interior, suitable for downsizers, small families or as a seaside holiday home, combining comfort with a highly desirable coastal setting
- Bright and airy open-plan living and dining area with a large bay window to the front, creating a welcoming and spacious environment
- Modern fitted kitchen with a full range of integrated appliances, central island and breakfast bar, providing a practical and sociable space
- French doors from the kitchen opening onto a private, low-maintenance courtyard garden, ideal for outdoor seating and al fresco dining
- Two double bedrooms on the first floor, both offering comfortable proportions and eaves storage for practical use
- Well-appointed ground-floor bathroom with contemporary three-piece suite and a separate WC for convenience
- Off-road parking for up to three vehicles, providing ease of access and additional practicality
- Double garage offering substantial storage or potential workshop space



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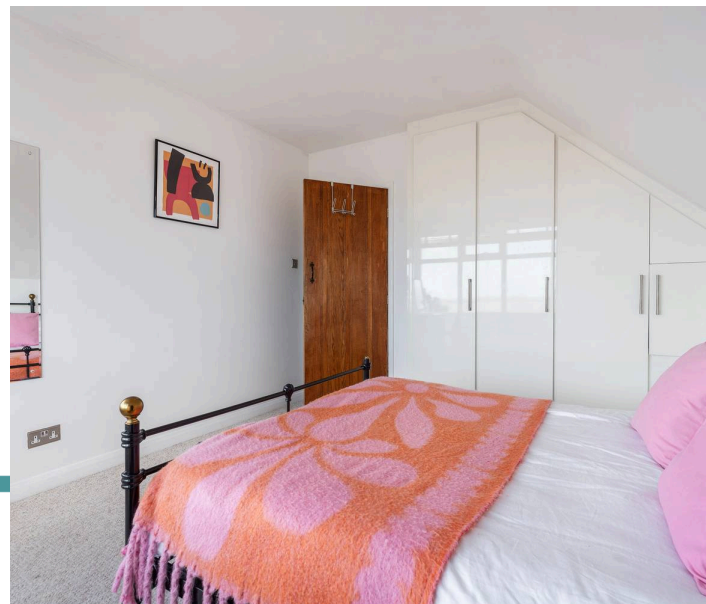
Gorleston, Great Yarmouth

Gorleston

Marine Parade runs along the eastern edge of Gorleston-on-Sea, a coastal town in Norfolk, providing direct views over the sandy beach and the North Sea. Facing the promenade, properties benefit from uninterrupted sea views, while just a short walk inland brings access to a variety of local shops, cafés, and takeaways that cater to residents and visitors. Small independent retailers and convenience stores serve everyday needs, while the nearby High Street provides additional options for groceries, dining, and services.

Families living around Marine Parade have several schooling options within easy reach. Ormiston Cliff Park Primary Academy and Cliff Park Ormiston Academy secondary school are both nearby, providing education from primary through to secondary without needing to leave the immediate area.

Transport connections are convenient for a seaside town. Local bus services run along the main roads, linking Gorleston with Great Yarmouth, and routes continue toward Norwich and other nearby towns. For rail travel, Great Yarmouth Station is a short drive or bus ride away. The area is also accessible by car via the A47, which connects with other parts of Norfolk.



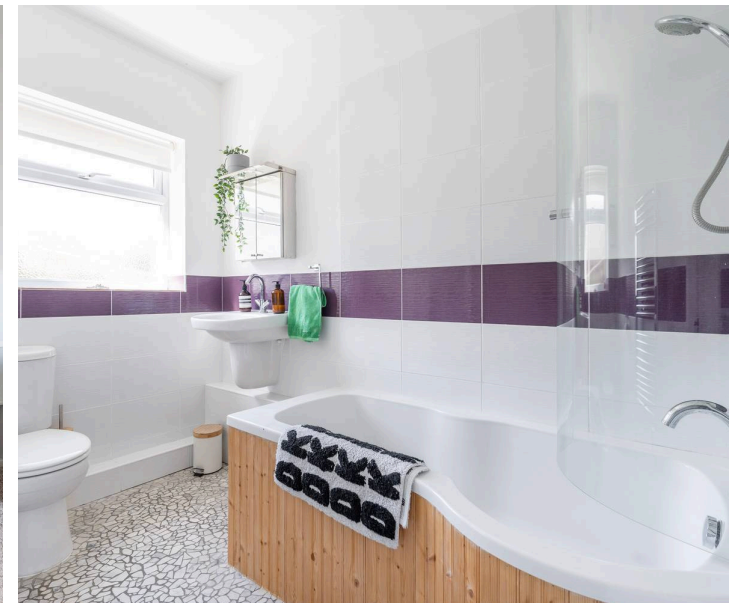
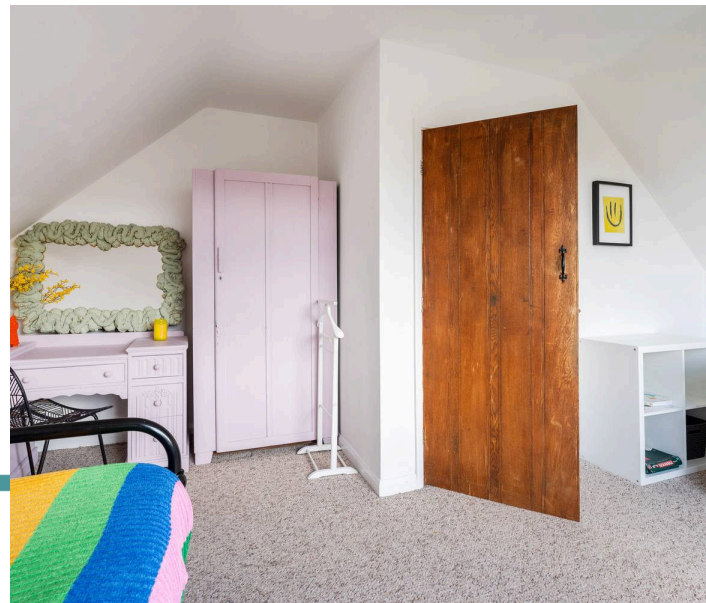
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Situated along one of Gorleston's most sought-after stretches, this beautifully presented two-bedroom terrace residence offers an appealing blend of coastal charm and modern comfort. Extending to approximately 1,521 sqft, the property has been thoughtfully updated to provide a turn-key interior, ideally suited to downsizers, small families or those seeking a well-appointed holiday home by the sea. Its enviable position directly opposite a landscaped green, with the beach and promenade just beyond, creates a wonderful sense of openness and connection to the coast.

The property is approached via a practical porch entrance, providing a useful space for coats and footwear before stepping into a welcoming entrance hall. This central space sets the tone for the home, with a light and airy feel that continues throughout. A convenient ground-floor WC is positioned off the hallway. The principal reception room is arranged as an open-plan living and dining area, offering generous proportions and a natural flow ideal for both everyday living and entertaining. A large bay window to the front elevation overlooks the green, drawing in an abundance of natural light and enhancing the sense of space.

An attractive arched opening leads through to the kitchen, which has been fitted with a range of modern units complemented by quality worktops and a full suite of integrated appliances. A central island with breakfast bar seating provides a sociable focal point, perfect for informal dining or morning coffee. French doors open directly onto the garden, allowing for an easy transition between indoor and outdoor spaces. The ground floor is further served by a well-appointed bathroom featuring a contemporary three-piece suite.



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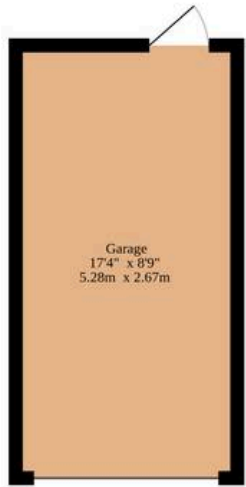
The first floor accommodates two well-proportioned double bedrooms, each offering a comfortable and private space. The front bedroom enjoys particularly pleasant views across the green towards the sea, reinforcing the home's coastal setting. Both rooms benefit from useful eaves storage, maximising practicality without compromising on space.

To the rear, the property features a private, low-maintenance courtyard garden. Thoughtfully paved, it provides an ideal setting for outdoor seating and al fresco dining, with minimal upkeep required, perfect for those seeking a lock-up-and-leave coastal home.

The property benefits from off-road parking for up to three vehicles, a valuable feature in this location, along with a double garage offering additional storage space or potential for workshop use. Together, these practical elements complement the home's overall appeal, ensuring it is as functional as it is well presented.



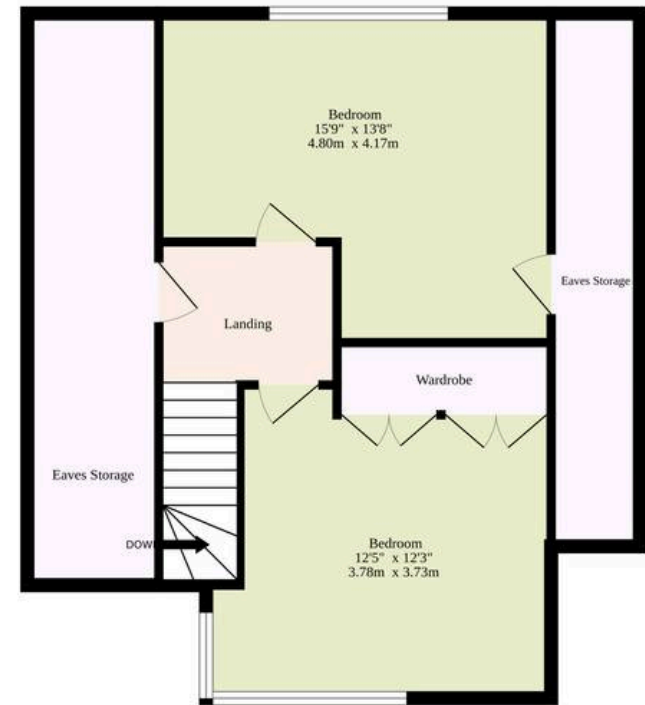
Garage
154 sq.ft. (14.3 sq.m.) approx.



Ground Floor
654 sq.ft. (60.8 sq.m.) approx.



1st Floor
713 sq.ft. (66.2 sq.m.) approx.



Sqft Includes Eaves

TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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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