



26 Sussex Road, Gorleston

Great Yarmouth



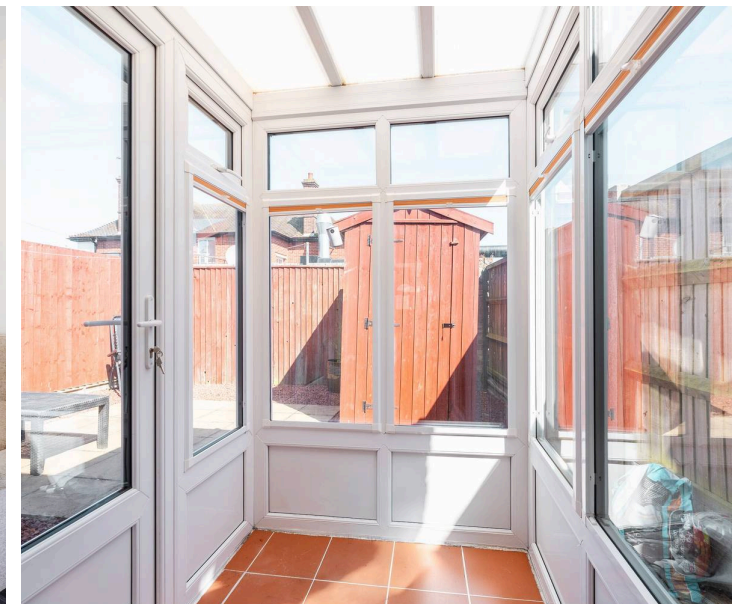
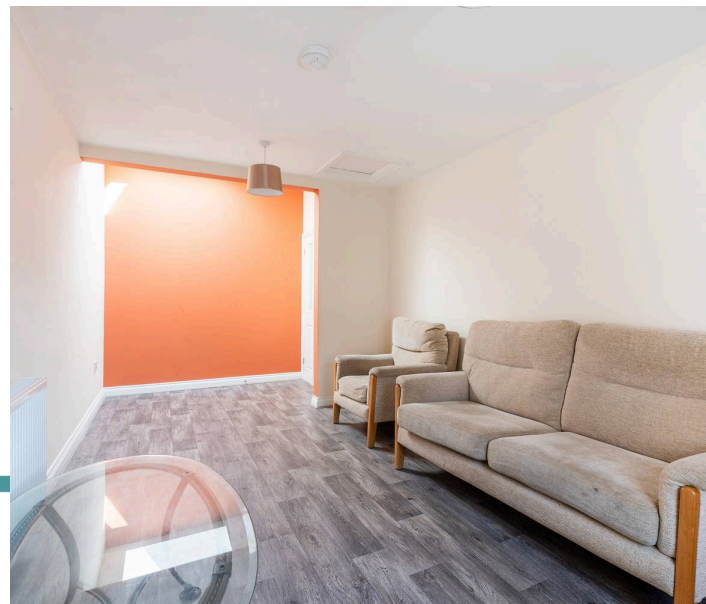
Minors & Brady

26 Sussex Road

Gorleston, Great Yarmouth

Set within a well-established residential area of Gorleston, this two-bedroom semi-detached bungalow offers comfortable single-level living with a practical and easy-to-manage layout. The property is well-suited to a range of buyers, including first-time purchasers, downsizers or those looking for a home with everyday convenience and good access to local amenities.

Positioned within easy reach of local shops, transport links and the nearby coastline, it provides a setting that works well for both day-to-day living and longer-term practicality. With well-proportioned rooms, low-maintenance outside space and scope for a new owner to personalise, this is a home with plenty of potential.



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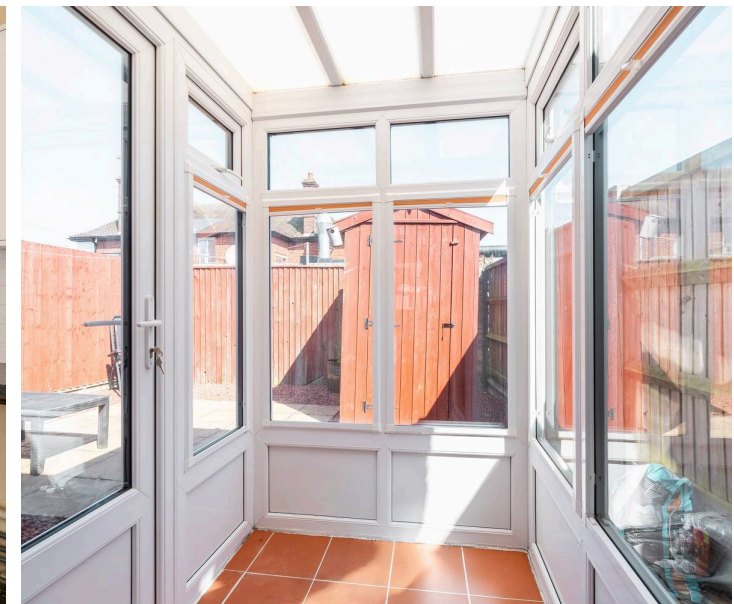
- Guide price: £210,000 - £220,000
- Two bedroom semi detached bungalow offering comfortable single level living
- Ideal purchase for first time buyers, downsizers or those seeking a low maintenance home
- Bright and spacious lounge with room for both living and dining arrangements
- Practical fitted kitchen with good storage, worktop space and scope for personalisation
- Two well proportioned double bedrooms providing flexible accommodation
- Low maintenance front and rear gardens with space for seating and planting
- Well established residential location close to local shops, amenities and transport links
- Convenient access to Gorleston town centre, Great Yarmouth and the nearby coastline
- Well balanced layout throughout, creating an easy to manage and welcoming home

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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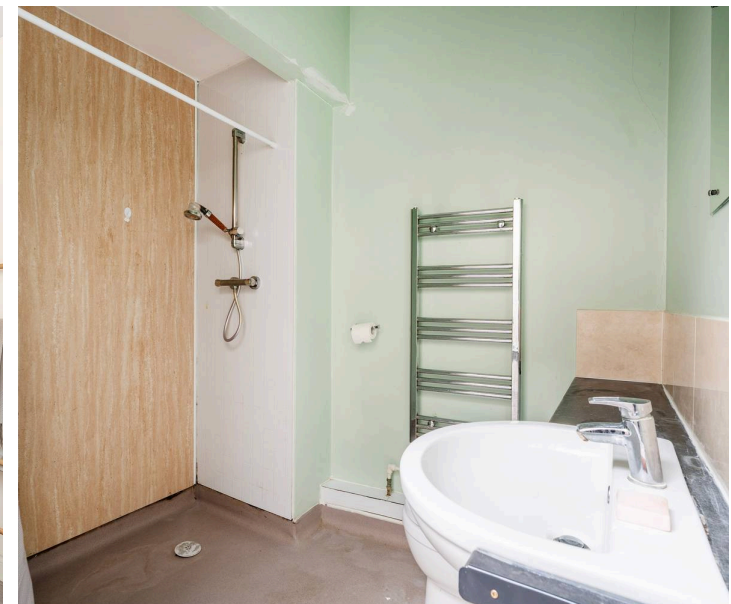
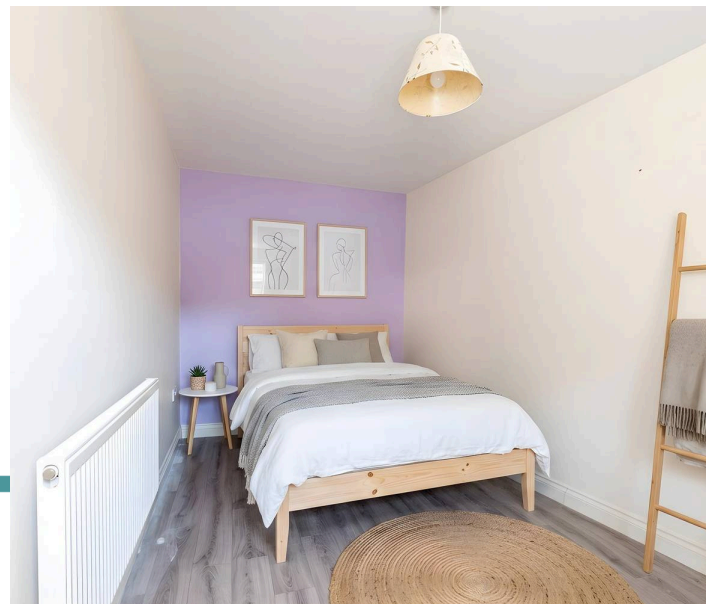
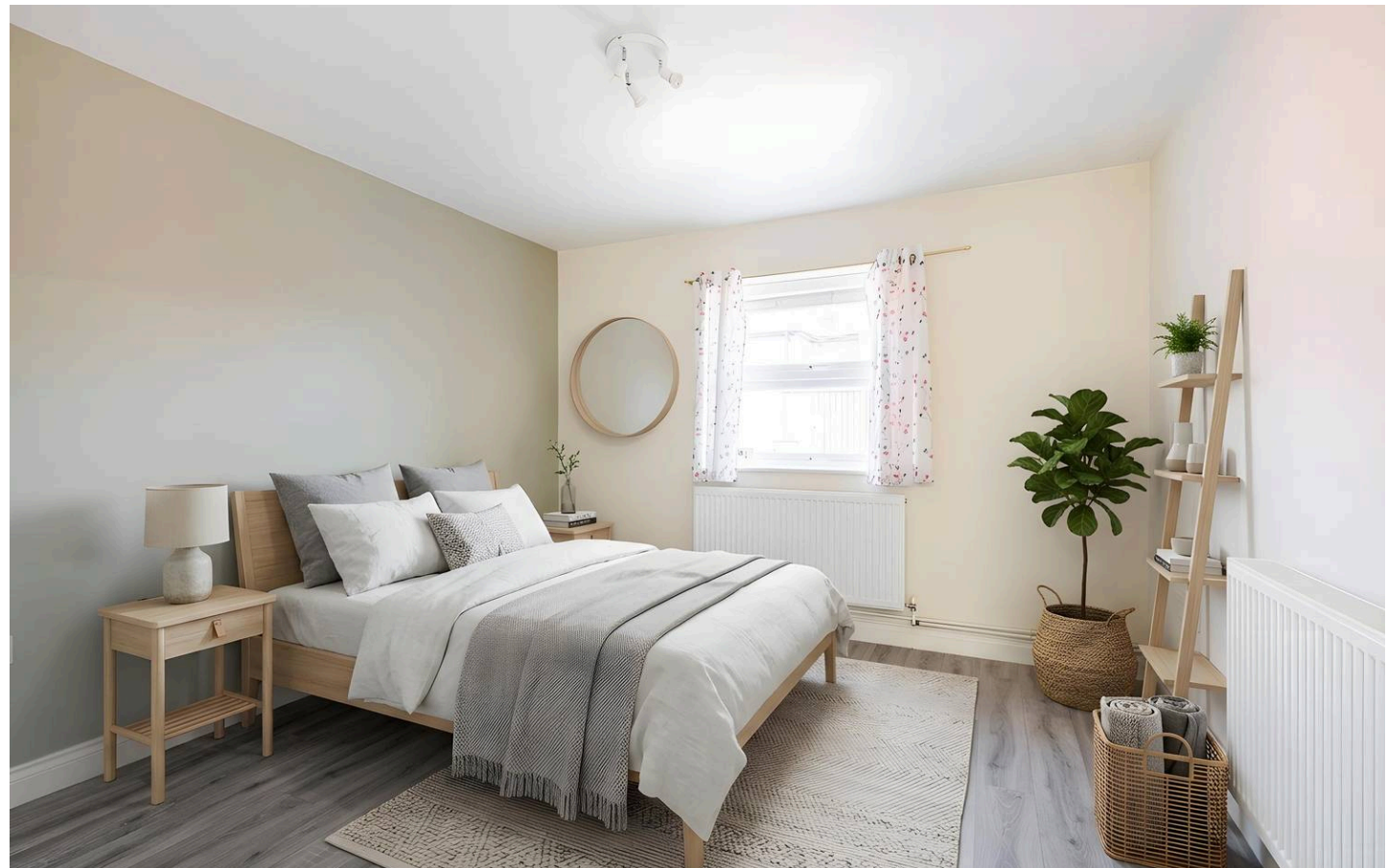
Location

Situated within a well-established residential area of Gorleston, Sussex Road offers a convenient setting close to a wide range of everyday amenities. Gorleston is well known for its sandy beach, seafront attractions, and strong local community, along with a good selection of shops, supermarkets, cafés, schools, and healthcare services. The James Paget University Hospital is also nearby, adding further practicality to the location.

Regular transport links provide easy access to Great Yarmouth, Lowestoft, and surrounding coastal villages, while the nearby A47 offers straightforward routes further afield. With both the coastline and essential services close by, this location provides a practical and well-connected place to live.

Sussex Road

The entrance hall provides access to all principal rooms and creates a straightforward flow throughout the property. The lounge is a bright and welcoming space with ample room for both seating and dining arrangements if required, making it a versatile main reception room for day to day living and entertaining.



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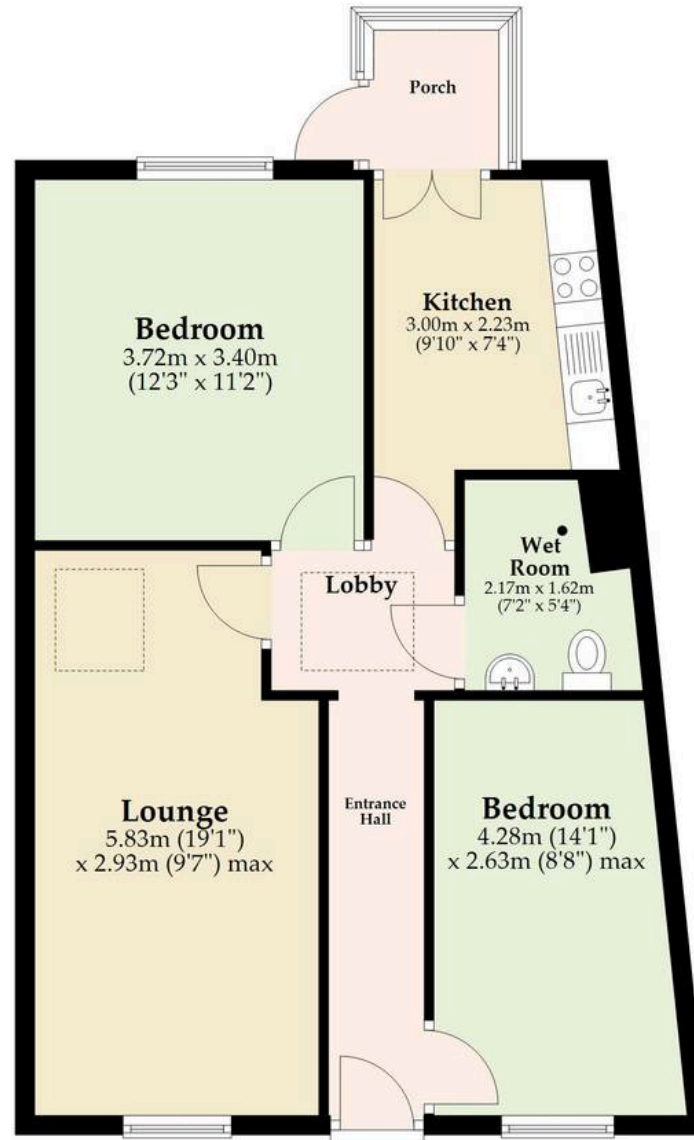
The kitchen is fitted with a range of units and offers practical worktop space along with integrated cooking appliances. Its layout is functional and works well for everyday use, while still providing opportunity for updating to suit individual style and preference. There are two well sized double bedrooms, both offering comfortable accommodation and flexibility depending on requirements, whether for sleeping space, guests or home working. These are served by a functional wet room, arranged for practicality and ease of use.

Outside, the bungalow benefits from low maintenance front and rear gardens, providing space for seating, planting or simply enjoying the warmer months without the need for extensive upkeep.



Ground Floor

Approx. 56.9 sq. metres (612.7 sq. feet)
(excluding Entrance Hall)



Total area: approx. 56.9 sq. metres (612.7 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
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 caister@minorsandbrady.co.uk

 01493 806188

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

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