



22 Sussex Road, Gorleston  
Great Yarmouth



Minors & Brady

## 22 Sussex Road

Gorleston, Great Yarmouth

This property offers a practical and well-maintained setting close to the coast, with bright living spaces, a modern kitchen with integrated appliances, a separate dining room and the added convenience of a utility room. The three bedrooms are well proportioned, the bathroom provides both a bath and separate shower, and the home benefits from gas central heating and modern double glazing with a remaining guarantee. A generous rear garden and an attractive frontage further enhance its appeal, making it a strong option for buyers seeking a comfortable, ready-to-move-into home in a well-connected Gorleston-On-Sea location.

- Well-presented three bedroom mid terraced home in a popular coastal location
- Bright bay-fronted living room with feature fireplace
- Modern fitted kitchen with quartz worksurfaces and integrated oven, hob and extractor
- Separate dining room creating a practical and sociable ground floor layout
- Useful utility room offering additional storage and appliance space
- Three well proportioned bedrooms including built in wardrobes to the main bedroom
- Contemporary family bathroom with bath and separate shower
- Generous rear garden with lawn and patio, enclosed for privacy
- Modern double glazing with remaining guarantee and gas central heating
- Close to the seafront, schools, transport links and everyday amenities



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### Gorleston-On-Sea

Sussex Road sits within a well-established residential area of Gorleston-on-Sea, placing you close to the coastline with the beach and clifftop walks only a short distance away. The setting offers straightforward access to everyday amenities, with nearby supermarkets including Morrisons, Tesco Extra and Aldi. Families have practical school choices such as Gorleston Primary Academy, Cliff Park Ormiston Academy and St Mary's Catholic Primary all serving the area. Transport links are convenient, with regular bus routes running towards Great Yarmouth and Lowestoft and quick access to the A47 for wider travel. Altogether, Sussex Road supports an easy coastal lifestyle with green spaces, the seafront and local amenities all close by.



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The entrance hall provides a bright and practical introduction to the home, with useful understairs storage and contemporary flooring. The main living room sits to the front, featuring a bay window that enhances natural light and a feature fireplace that forms an attractive focal point.

To the rear, the modern kitchen is fitted with high-gloss cabinetry, quartz worksurfaces, a built-in oven, hob and extractor, a stainless-steel sink with mixer tap, and space for further appliances. This flows through to a separate dining room, creating a sociable area for everyday meals and entertaining. A dedicated utility room offers additional storage and appliance space, with potential to adapt the room further if desired.


The first floor hosts three well-proportioned bedrooms, each presented in good order, with the main bedroom benefiting from built-in wardrobes. The family bathroom includes a panelled bath, separate shower, WC and wash basin, with tiled walls and practical finishes.

Externally, the property enjoys a generous rear garden enclosed by timber and brick boundaries, offering a private outdoor space with lawn and a patio positioned close to the house. The front elevation presents an attractive approach with a low brick wall, hedging and a pathway leading to the entrance.

This is a well-kept and thoughtfully arranged home that offers modern comforts, practical living spaces and an excellent position close to the coast and everyday amenities.

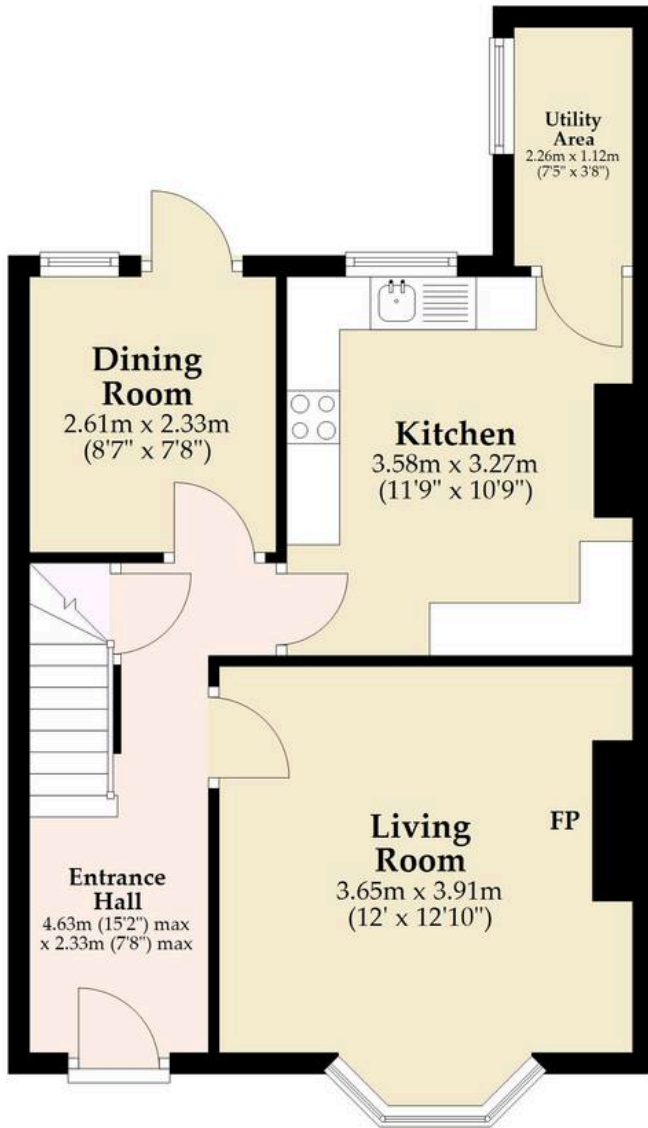
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

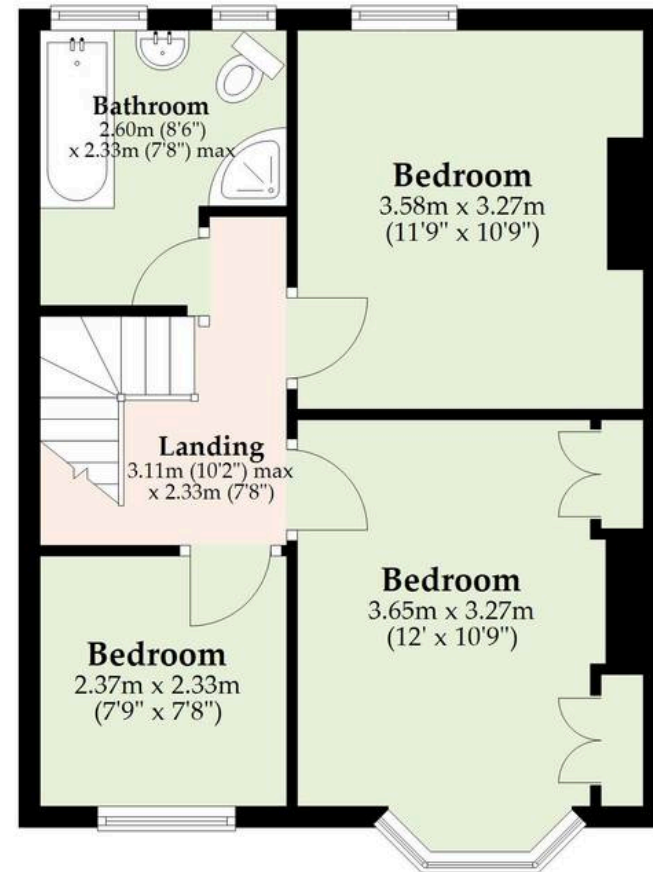
## Ground Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 86.7 sq. metres (933.1 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*.



Meet *Sarah*  
Senior Property Consultant



Meet *Dan*  
Branch Partner



Meet *Lauren*  
Property Consultant

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