



Flat 5, Barham Court Lowestoft Road, Gorleston

Great Yarmouth



Minors & Brady

Flat 5

Barham Court Lowestoft Road, Great Yarmouth

Situated in a convenient and well-connected area of Gorleston, this well-presented ground-floor apartment offers an excellent opportunity for first-time buyers, downsizers or investors alike.

Benefiting from a private entrance, a recently fitted Howdens kitchen, new windows installed last year and access to communal gardens, the property provides comfortable and low-maintenance living within easy reach of local amenities, transport links and the coast.



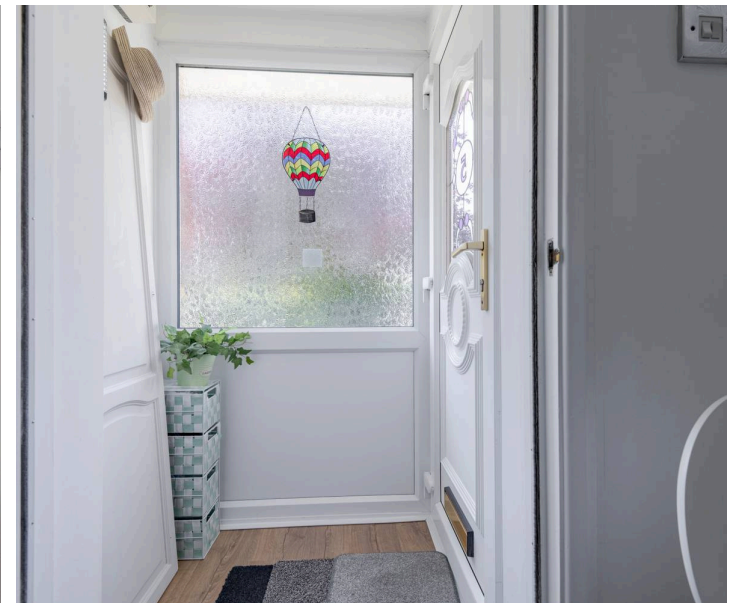
Flat 5

Barham Court Lowestoft Road, Great Yarmouth

- Well-presented one-bedroom ground floor apartment, ideal for first-time buyers, downsizers or investors
- Spacious lounge/diner providing a comfortable and versatile main living area
- Stylish 2022 Howdens kitchen fitted with a range of modern units and work surfaces
- Quality integrated appliances including a Lamona oven and electric hob
- Double bedroom with recessed hanging space and views towards the rear aspect
- Contemporary shower room featuring a large shower enclosure, vanity storage and fully tiled walls
- Private entrance porch offering added convenience and separation from communal areas
- Direct access from the kitchen to the communal rear garden
- Convenient Gorleston location close to local amenities, transport links, the seafront and beach

Council Tax band: A

Tenure: Leasehold



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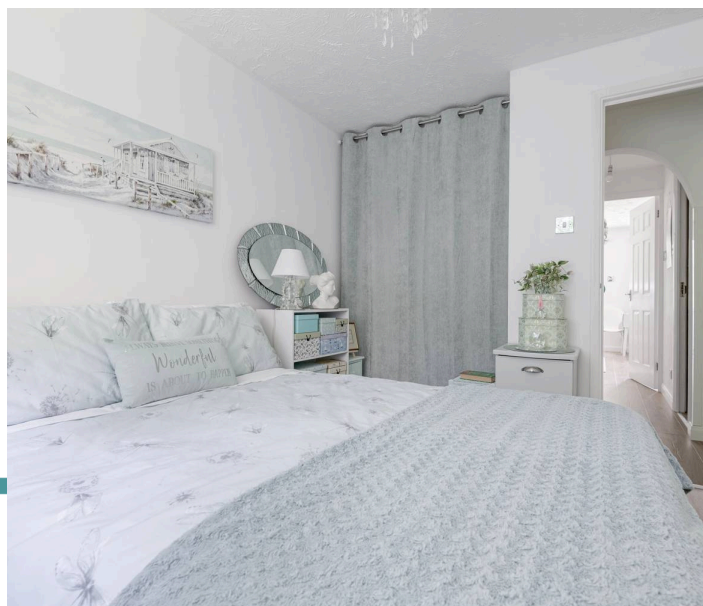
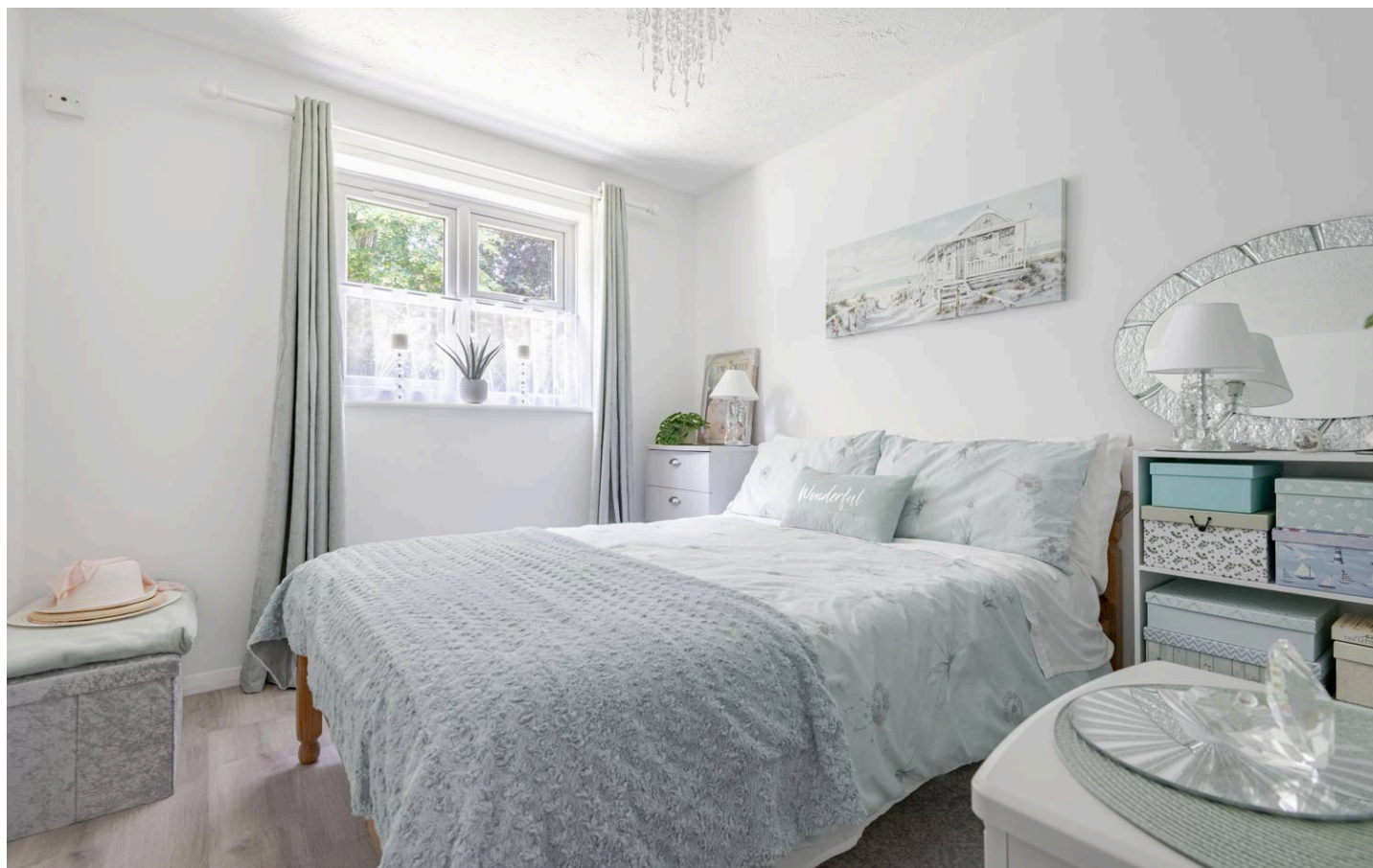
Location

Situated along Lowestoft Road in Gorleston, Barham Court enjoys a convenient coastal location with a wide range of amenities close at hand. Gorleston is well regarded for its expansive sandy beach, attractive seafront, and promenade, offering opportunities for walking, leisure, and dining by the coast. The town centre provides a selection of supermarkets, independent shops, cafés, and essential services, while the nearby James Paget University Hospital adds further convenience.

The area benefits from regular transport links to Great Yarmouth, Lowestoft, and surrounding villages, making it well connected for both work and leisure. With the coastline, green spaces, and everyday amenities all within easy reach, this location offers an excellent balance of convenience and coastal living.

Lowestoft Road

Entering through the private entrance porch, you are welcomed into a bright and spacious lounge/diner which serves as the heart of the home. With ample space for both seating and dining furniture, this versatile room offers an inviting setting for everyday living and entertaining, while a large window to the front aspect allows natural light to fill the space.



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An inner hallway leads through to the kitchen, which has been significantly enhanced with a stylish Howdens installation completed in 2022. The kitchen features a range of contemporary wall and base units, generous worktop space, under-cabinet lighting, a granite sink and drainer, a Lamona electric oven and hob, along with space for additional appliances. A rear door provides direct access to the communal garden area.

The apartment offers a well-proportioned double bedroom positioned to the rear of the property, complete with a useful recessed hanging space. The accommodation is further complemented by a modern shower room featuring a large shower enclosure, vanity storage, fully tiled walls and contemporary fittings.

Externally, residents benefit from communal gardens to the front and rear, providing outdoor space without the maintenance requirements often associated with private gardens. The property also enjoys the advantage of replacement UPVC windows fitted last year, contributing to both comfort and efficiency.

Offering move-in-ready accommodation, modern improvements and a highly convenient location close to shops, amenities and Gorleston's award-winning beach, this attractive apartment presents an excellent opportunity for a wide range of buyers.



Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 41.1 sq. metres (442.0 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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