



62 Kalmia Green, Gorleston

Minors & Brady



62 Kalmia Green

Gorleston, Great Yarmouth

A coastal setting that encourages a gentler pace of life, this ground-floor flat offers a fresh, move-in-ready base in the heart of Gorleston-on-Sea. Recently updated with new flooring, a full re-wire and a brand-new electric heating system, it provides modern comfort throughout. The open-plan living space creates an easy backdrop for day-to-day routines, complemented by a double bedroom and contemporary bathroom. With communal parking and the beach, cafés and local shops close by, it's an appealing choice for first-time buyers, downsizers or investors seeking a well-presented home by the sea.

Agents Notes

Leasehold, with 900 years left on the lease.

Ground rent: Approx. £1,800 per year.

Connected to mains water, electricity and drainage.

Electric heating system.



M&B

62 Kalmia Green

Gorleston, Great Yarmouth

The Location

Kalmia Green enjoys a quietly convenient position within the coastal town of Gorleston, set just inland from the clifftops yet close enough for the shoreline to shape daily life. The wide sandy beach and promenade sit within easy reach, offering an easy stroll for morning walks or weekend downtime, while the town centre lies nearby with its mix of independent shops, cafés and everyday services.

Practical amenities are close at hand, including Morrisons and Tesco Superstore, alongside local convenience stores dotted through the neighbourhood. Transport links are straightforward, with regular bus routes connecting to Great Yarmouth and Norwich, and road access leading efficiently towards the A47.

The setting supports a relaxed, well-rounded lifestyle: coastal air, green surroundings and the ease of having everything you need within a short distance, making Kalmia Green a comfortable base for both routine and leisure.





62 Kalmia Green

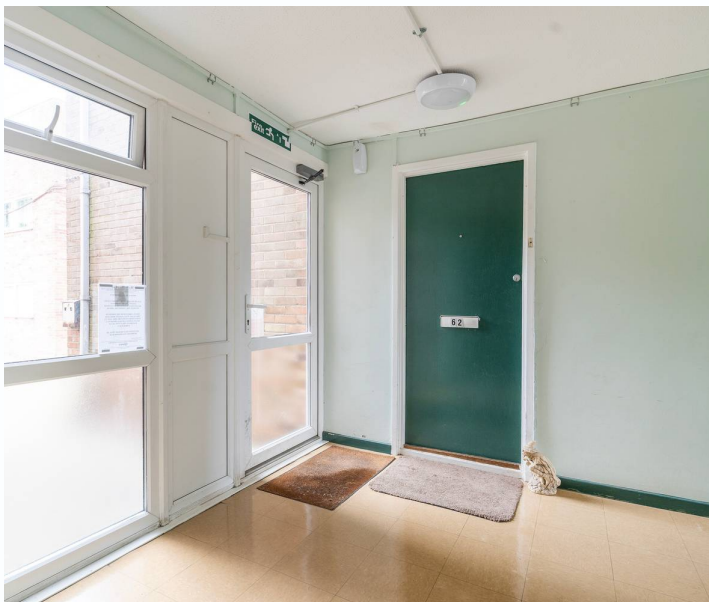
Gorleston, Great Yarmouth

A ground-floor home with a calm, coastal character, this one-bedroom flat in Gorleston-on-Sea offers an inviting base for anyone seeking a simpler, well-connected lifestyle. Thoughtfully updated and ready to move into, it suits first-time buyers taking their first step onto the property ladder, investors looking for a straightforward addition to their portfolio, or those wishing to downsize without compromising comfort.

A welcoming entrance hall sets the tone, leading into an open-plan kitchen, dining and living space that feels naturally sociable. The layout encourages easy everyday living, with defined areas for cooking, relaxing and entertaining. The kitchen features fitted cabinetry, a freestanding oven and space for appliances, creating a practical and uncluttered workspace. New flooring throughout enhances the sense of freshness, while the brand-new electric heating system and full re-wire provide peace of mind for years ahead.

The double bedroom offers comfort and privacy, along with a modern bathroom that is fitted with a three-piece suite that brings a clean, understated finish.

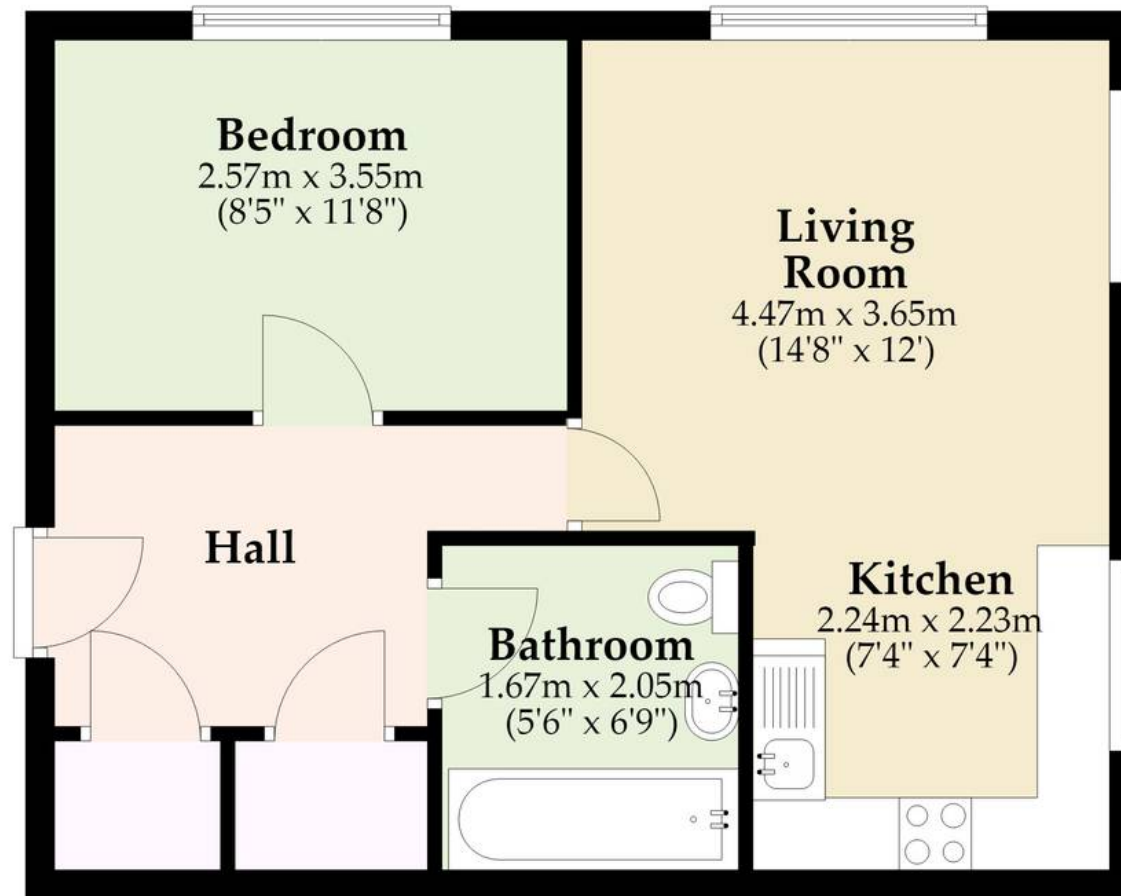
Outside, communal parking adds welcome convenience, and the wider setting places you moments from Gorleston's sandy beach, independent shops and everyday amenities.



M&B

Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



Total area: approx. 45.8 sq. metres (493.2 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

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

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

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk