



72 Cliff Hill, Gorleston

Minors & Brady



72 Cliff Hill

Gorleston, Great Yarmouth

A stunning coastal townhouse combining period charm, modern living and a location just moments from the beach. Beautifully renovated throughout and arranged over multiple versatile floors, this four-bedroom home offers bright and spacious accommodation ideal for families, holiday home owners or those seeking flexible living space. Character features sit effortlessly alongside contemporary finishes, while elevated views and a low-maintenance courtyard add to its appeal. Further benefiting from a recently updated heating system and ample nearby on-street parking, the property is ready to enjoy immediately. Its enviable seaside setting and generous accommodation also make it an attractive holiday let or investment opportunity, should buyers wish to explore this use.

- Beautifully renovated period townhouse arranged across multiple spacious floors
- Sought-after coastal location just moments from Gorleston's sandy beach
- Four well-proportioned bedrooms offering flexible family accommodation throughout
- Spacious lounge and reception room with character cast iron fireplace
- Stylish kitchen/dining room complemented by a separate utility space
- Principal bedroom benefiting from a private en-suite shower room
- Family bathroom and additional shower room serving remaining bedrooms
- Fabulous elevated views across the surrounding area from upper floors
- Private low-maintenance courtyard garden ideal for relaxing and entertaining
- Chain-free property with updated heating system and nearby parking available





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The Location

Situated on the desirable Cliff Hill, this property enjoys an excellent position within one of Gorleston's most established residential areas. The location offers the perfect balance of convenience and coastal living, with James Paget University Hospital just moments away, making it particularly appealing for healthcare professionals and families alike. A range of everyday amenities can be found nearby, including supermarkets, independent shops, cafés, schools and leisure facilities, ensuring day-to-day needs are easily catered for.

One of the area's standout attractions is Gorleston's award-winning sandy beach, located within easy walking distance. Stretching for miles along the coastline, it provides the perfect setting for morning walks, family days out, waterside dining or simply enjoying the sea air throughout the year. The attractive promenade is home to a selection of cafés, restaurants and traditional seaside attractions, contributing to the area's enduring popularity.

The location also benefits from excellent transport links, with easy access to Great Yarmouth, Lowestoft and Norwich, making it convenient for commuters and those wishing to explore the wider Norfolk and Suffolk coastline. Combining coastal charm, everyday practicality and a strong sense of community, Cliff Hill remains a highly desirable place to call home.



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Cliff Hill, Gorleston

Occupying an enviable position just moments from Gorleston's award-winning beach, this beautifully renovated period townhouse offers a rare and versatile layout arranged over multiple floors. Blending character features with modern finishes, the property provides over 1,000 sq. ft. of accommodation and has been thoughtfully improved by the current owner within the last three years, creating a home ready to be enjoyed from day one.

The property immediately impresses with its elegant proportions and abundance of natural light. A welcoming entrance hall leads through to the spacious lounge and reception area, where a feature cast iron fireplace creates an attractive focal point and adds to the home's period charm. Generous room sizes and high ceilings enhance the feeling of space throughout, while the flexible layout lends itself perfectly to both family living and entertaining.

A particular feature of the home is its unique split-level arrangement, providing clearly defined living and sleeping spaces seldom found in similar properties. The lower ground floor is home to a stylish kitchen and dining area, fitted with an attractive range of modern units and ample workspace. French doors open directly onto the rear courtyard, creating a seamless connection between inside and out. A separate utility room adds practicality and valuable additional storage.



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Arranged across the upper floors are four well-proportioned bedrooms, offering flexible accommodation for families, visiting guests or those working from home. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a family bathroom and separate shower room. From the upper levels, the property enjoys fabulous elevated views across the surrounding area, adding further appeal to this distinctive coastal home.

Outside, the rear courtyard has been designed for ease of maintenance, providing an attractive and private space to sit and relax without the demands of a larger garden. Enclosed by brick walls and benefiting from rear access, it creates an ideal setting for outdoor dining, morning coffee or entertaining during the warmer months.

Further benefits include double glazing and a recently installed central heating system, helping to provide comfort and efficiency throughout the year. The vendor also advises that there is ample on-street parking available nearby for residents and visitors.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

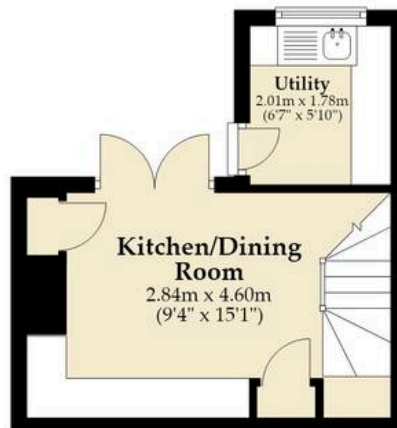
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Ground Floor

Approx. 16.8 sq. metres (181.0 sq. feet)



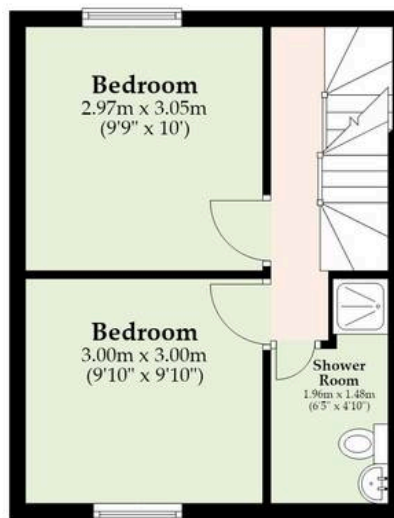
First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



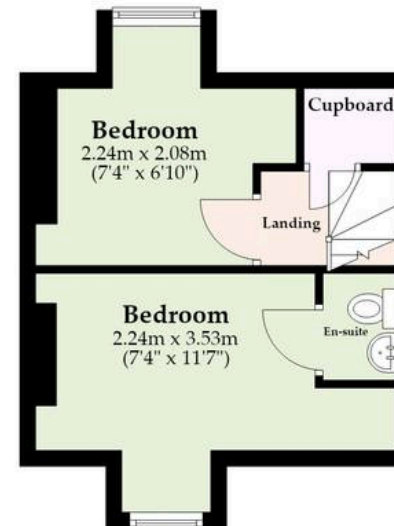
Second Floor

Approx. 28.1 sq. metres (302.0 sq. feet)



Third Floor

Approx. 22.7 sq. metres (244.2 sq. feet)



Total area: approx. 100.3 sq. metres (1079.1 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.

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