



Gifford Guest House, 7 Nelson Road South

Minors & Brady



Gifford Guest House

7 Nelson Road South, Great Yarmouth

Just moments from Great Yarmouth's renowned seafront and bustling town centre, this substantial mid-terrace property offers a rare opportunity to acquire a home of remarkable scale and potential. Arranged over three-floors with the added benefit of a basement, the accommodation extends to ten bedrooms, multiple reception spaces, a bathroom and separate shower room, creating an exceptionally versatile layout. Requiring complete renovation throughout, the property provides a blank canvas for those looking to restore, reconfigure or enhance a sizeable residence in a prime coastal location. Offered to the market chain free, it presents an exciting prospect for investors, developers or ambitious purchasers seeking a rewarding project with significant potential for value enhancement.

Agents Note

This property will be sold leasehold, with approx. 836 years remaining.

Ground rent: £2.



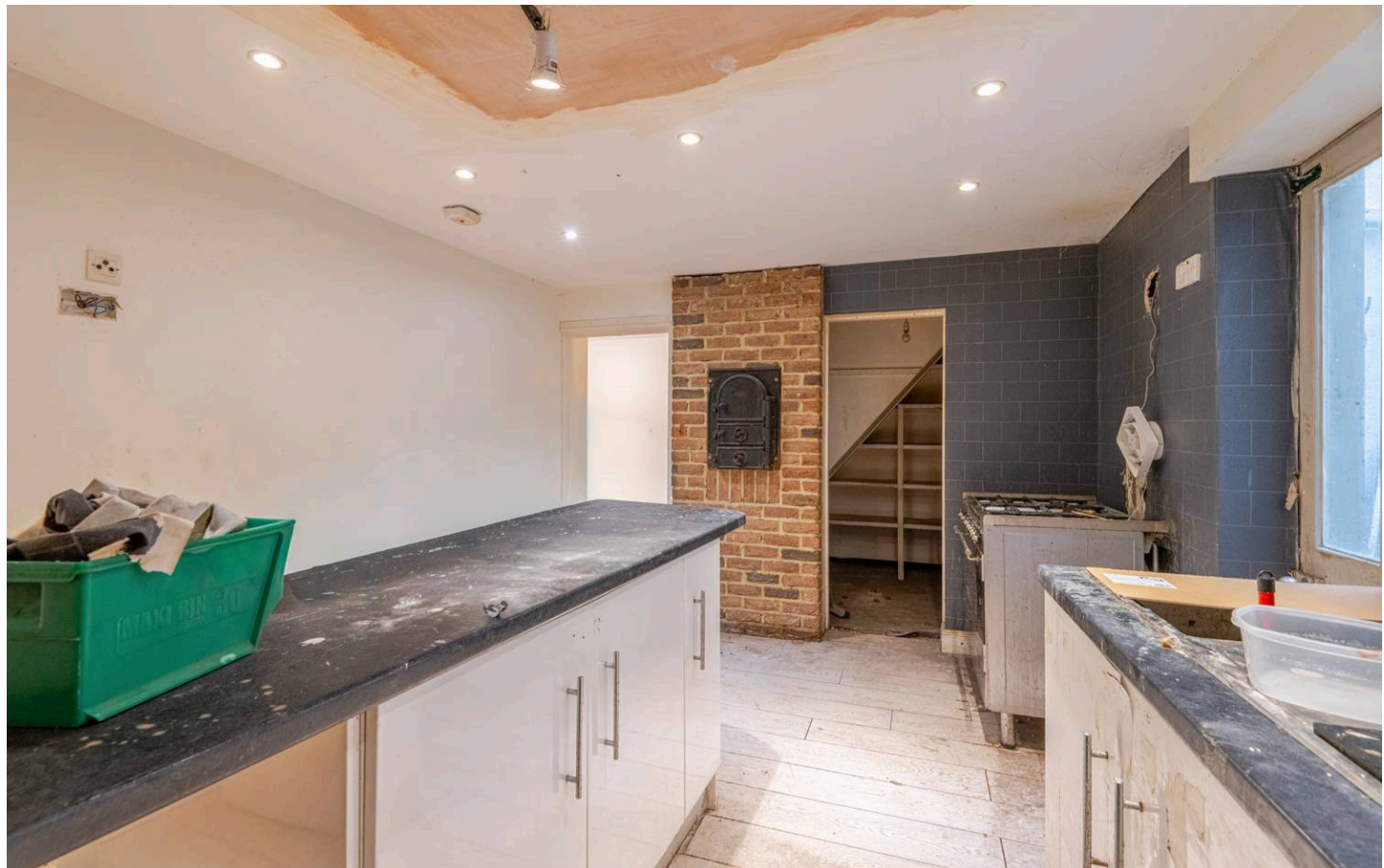
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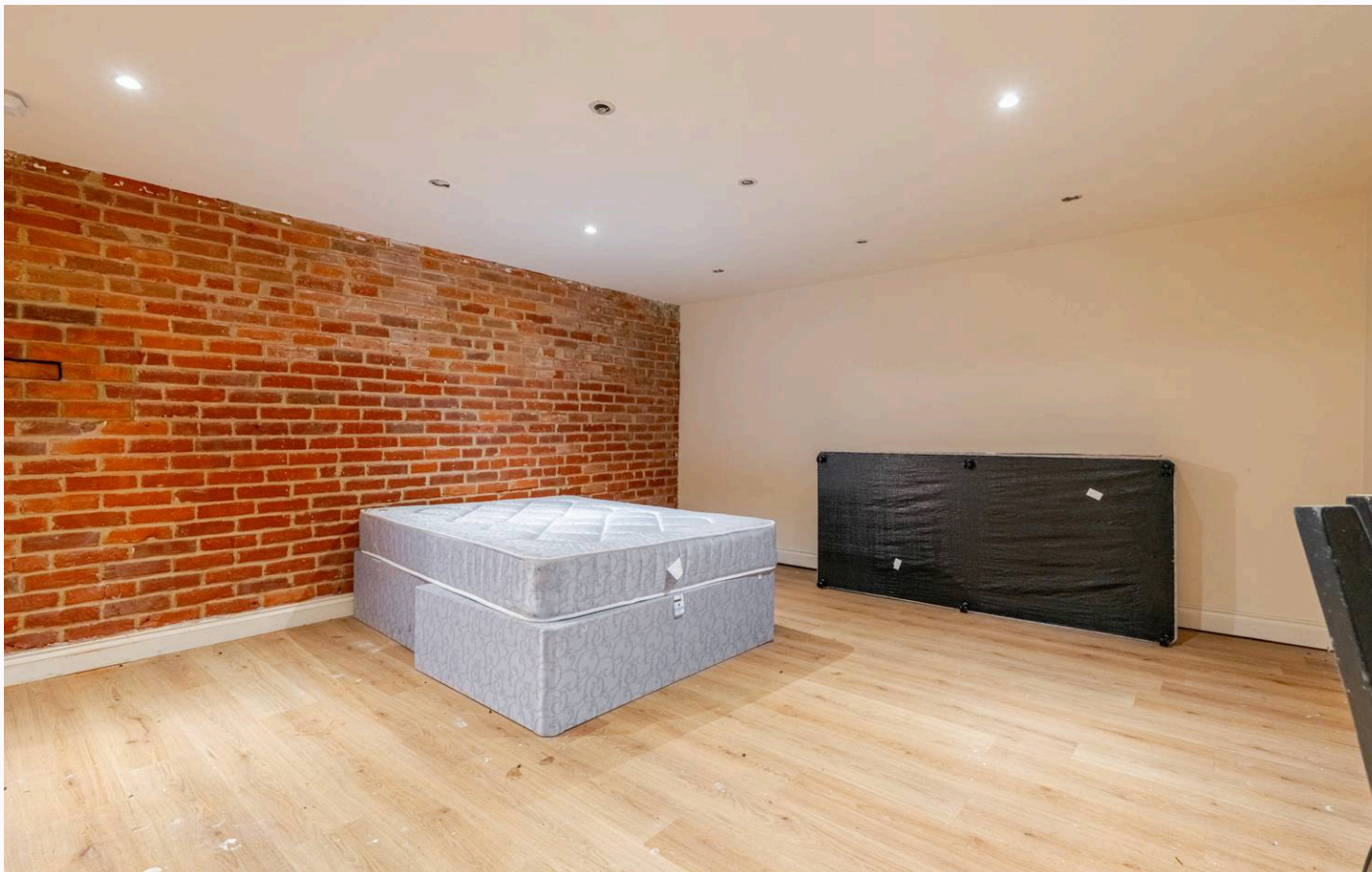


Gifford Guest House

7 Nelson Road South, Great Yarmouth

- Chain free!
- Rare renovation opportunity with significant scope for refurbishment and enhancement
- Substantial period residence arranged over three principal floors with the additional benefit of a basement level
- Occupying a prime position within Great Yarmouth, moments from the seafront and town centre amenities
- Characterful proportions and original architectural features reflective of the property's heritage
- Well-balanced layout suited to multigenerational living, guest accommodation or alternative configurations
- Impressive accommodation extending to ten bedrooms, offering exceptional flexibility of use
- Generous reception rooms with attractive bay windows and excellent natural light
- Opportunity to create an expansive kitchen and family space forming the heart of the home





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Nelson Road South is situated within a convenient and well-connected area of Great Yarmouth, offering easy access to a wide range of amenities, transport links and the town's renowned coastline. The location is particularly well suited to those seeking the benefits of coastal living alongside the convenience of everyday facilities close at hand.

Residents benefit from an excellent selection of nearby amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure amenities. The town offers a variety of retail, cultural and recreational attractions, creating a vibrant environment throughout the year.

The surrounding area provides excellent opportunities for outdoor recreation, with Great Yarmouth's expansive sandy beach, seafront promenade and public parks all within easy reach. The nearby Norfolk Broads also offer beautiful waterways, walking routes and abundant wildlife, providing further opportunities to enjoy the outdoors.

For commuters, the property enjoys convenient access to the A47, providing routes to Norwich and the wider Norfolk region. Great Yarmouth railway station offers regular services to Norwich, with onward connections available to destinations across the country.



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Occupying a prime position within easy reach of Great Yarmouth's beach and town centre, this substantial mid-terrace property presents a rare opportunity for investors, developers or buyers seeking an extensive renovation project.

The property is entered via an entrance hall which provides access to the principal accommodation and sets the tone for the generous proportions found throughout. The basement level offers additional versatile space, currently comprising a spacious reception room, a store and a kitchen, both offering excellent potential for future improvement.

On the ground-floor, a well-proportioned living room occupies the front of the property, with a bay window drawing in natural light. To the rear are two further rooms currently arranged as bedrooms, providing flexibility for a variety of requirements. The kitchen is fitted with a range of units and offers scope to be transformed into a contemporary living and dining space, while the adjoining utility room provides practical access to the courtyard garden. A family bathroom completes the ground-floor accommodation.

The first-floor comprises five bedrooms, including a particularly generous principal bedroom positioned at the front of the property. The remaining bedrooms offer versatile accommodation suitable for family members, guests or home working. A separate shower room serves this level.

On the second-floor, three additional bedrooms further enhance the property's impressive accommodation, creating a highly adaptable layout capable of meeting a wide range of needs.

Requiring full renovation throughout yet offering enormous scope to add value, this chain-free home represents an exciting opportunity for those looking to undertake a refurbishment project.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



Total area: approx. 228.5 sq. metres (2459.6 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 *Dan*
Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

Minors & Brady

Your home, our market



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