

2 Clyffe View Gunton Cliff, Lowestoft

Minors & Brady

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Lowestoft

Wake up to panoramic sea views and the sound of the coast on your doorstep.

Occupying a desirable coastal position with stunning direct sea views, this exceptional four-bedroom family home forms part of the prestigious redevelopment of the former Briar Clyffe School grounds. Arranged across three spacious floors and finished with quality fixtures and fittings throughout, the property offers versatile accommodation including a breath-taking first-floor reception room with balcony, a spacious kitchen/dining room with integrated AEG appliances, a principal bedroom with Juliet balcony, walk-in wardrobe and en-suite, and a private west-facing landscaped garden ideal for enjoying the afternoon and evening sun. Further benefits include individually controlled heating systems to each floor, high ceilings that enhance the sense of space and light, a large garage and off-road parking. Located just moments from the beach, Sparrow's Nest Park, local amenities and beautiful coastal nature reserves, this impressive residence presents a rare opportunity to secure a substantial seaside home in one of the area's most sought-after locations.

The Location

Gunton Cliff occupies one of the most distinctive coastal settings on the Suffolk coast, combining a peaceful residential environment with immediate access to the shoreline and the wider amenities of Lowestoft. Situated to the north of the town centre, Clyffe View enjoys a position within Gunton, an established area popular with a broad range of buyers including families, retirees and those seeking a coastal lifestyle without sacrificing day-to-day convenience.

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North Lowestoft provides access to national retailers and retail parks, while independent cafés, restaurants and shops can be found throughout Lowestoft town centre, Oulton Broad and neighbouring coastal communities. Leisure facilities are equally well catered for, including fitness centres, golf clubs and a variety of sports and recreational venues, ensuring residents have access to both active and social pursuits throughout the year. Sparrow's Nest, one of Lowestoft's best-known seafront parks, is nearby and offers formal gardens, recreational spaces, tennis courts, a boating lake and regular community events, further enhancing the area's appeal for outdoor leisure.

Families are well served by a selection of educational establishments within the surrounding area. Corton Primary School is conveniently located nearby and serves younger pupils from both Corton and North Lowestoft, while Denes High School provides secondary education and sixth-form opportunities within easy reach. The wider area also benefits from a range of additional primary and secondary schools, alongside further education opportunities at East Coast College.

The location is well connected, providing convenient access to the A12 and A47, linking Suffolk with Norwich, Great Yarmouth, Ipswich and the wider East Anglian region. Lowestoft railway station offers services to Norwich, connecting onwards to London, Cambridge and other major centres. Local bus services operate throughout the area, making travel across the town and neighbouring villages straightforward.

Gunton Warren and Corton Woods provide opportunities for walking, wildlife observation and outdoor recreation, while the nearby beaches offer miles of coastline to explore. Oulton Broad, one of the gateways to the Norfolk and Suffolk Broads National Park, is within easy reach and provides sailing, boating and waterside dining. Residents are also well placed to enjoy destinations such as Gorleston-On-Sea, Great Yarmouth and the Norfolk Broads, making this a location that combines coastal living, access to nature and everyday convenience in equal measure.















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The property is entered via a composite front door opening into a welcoming entrance hall where tiled flooring and underfloor heating immediately set the tone for the quality found throughout. Wide doorways on the ground floor provide excellent accessibility, while the generous proportions create a wonderful first impression.

Positioned to the front of the property, the kitchen/dining room is a superb space that forms the heart of the home. A striking bay window floods the room with natural light and frames attractive views towards the front aspect. The kitchen is fitted with an extensive range of units complemented by quality work surfaces and integrated AEG appliances, including a double oven, induction hob, extractor hood, dishwasher and fridge-freezer. The practical layout provides ample preparation and dining space, making it ideal for both everyday family life and entertaining guests.

Beyond the kitchen, the inner hallway provides access to the remainder of the ground floor accommodation. A conveniently located cloakroom is fitted with a modern suite, while a separate utility room offers further storage, integrated laundry facilities and external access, helping to keep the main living areas organised and clutter-free.

A versatile reception room is situated at the rear of the property and currently serves as an additional sitting room. With bifold doors opening directly onto the garden, this attractive space enjoys a seamless connection with the outdoors. Equally, it could provide a spacious guest bedroom, home office or playroom depending on individual requirements, demonstrating the flexibility of the accommodation on offer.

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The first floor has been carefully designed to make the most of the property's outstanding coastal setting. The principal reception room occupies a prime position, creating a spectacular living room flooded with natural light. Sliding doors open onto a generous balcony with glass balustrades, allowing uninterrupted sea views and providing the perfect setting to relax, entertain or simply enjoy the ever-changing coastal outlook. This impressive room offers a wonderful sense of space and is undoubtedly one of the standout features of the home.

Also located on the first floor is a spacious double bedroom complete with fitted wardrobes, alongside a contemporary shower room featuring a walk-in shower and modern fittings. This arrangement provides excellent flexibility for growing families or visiting guests.

The second floor accommodates the remaining bedrooms and family bathroom. The principal bedroom is particularly impressive, enjoying direct sea views from a Juliet balcony which creates an exceptional vantage point from which to appreciate the coastal location. The room further benefits from a walk-in wardrobe and a well-appointed en-suite shower room, creating a comfortable and private principal suite.

Two further bedrooms are located on this floor, both well-proportioned and offering comfortable accommodation suitable for children, guests or home working. The family bathroom is fitted with a panelled bath, wash basin and WC, serving the upper floor accommodation with ease.

Outside, the front of the property is approached through attractive communal grounds featuring lawned areas, mature trees and established planting which contribute to the setting of the development. A pathway leads to the entrance, while side access provides a practical route to the rear garden.

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The private west-facing rear garden has been thoughtfully landscaped to create a low-maintenance yet highly attractive outdoor environment. A porcelain paved patio provides an excellent space for outdoor dining and entertaining, while pathways lead through well-stocked planted borders filled with established shrubs and seasonal interest. An artificial lawn ensures year-round enjoyment with minimal upkeep, and the enclosed nature of the garden offers a high degree of privacy. The west-facing orientation allows residents to enjoy afternoon and evening sunshine throughout much of the year.

Completing the property is a substantial garage equipped with an electric remote-controlled roller door, power and lighting, providing secure parking and additional storage. A pedestrian door offers direct access to the garden, while further off-road parking is available adjacent to the garage.

Agent's Note

This property will be sold freehold.

Maintenance fee: approx. £100-£150, to cover communal areas with neighbouring properties.

Connected to all mains services.

Gas central heating system, every floor is individually controlled.

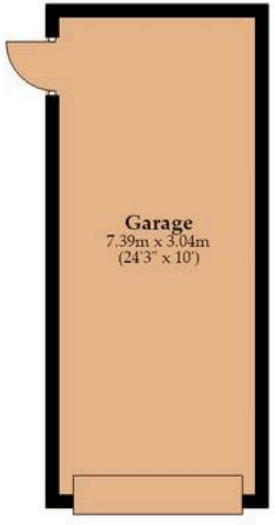
Underfloor heating to the ground-floor.

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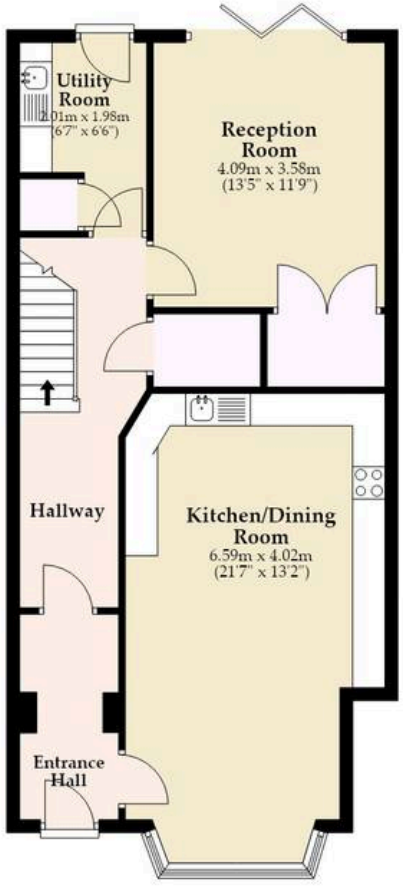
Garage

Approx. 22.5 sq. metres (241.8 sq. feet)



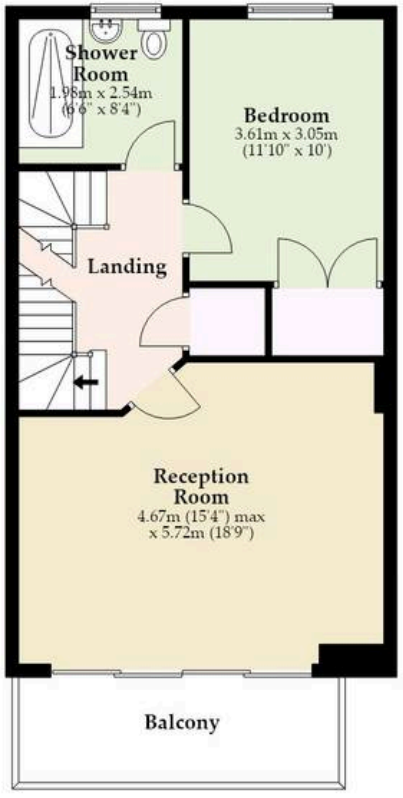
Ground Floor

Approx. 68.0 sq. metres (732.0 sq. feet)



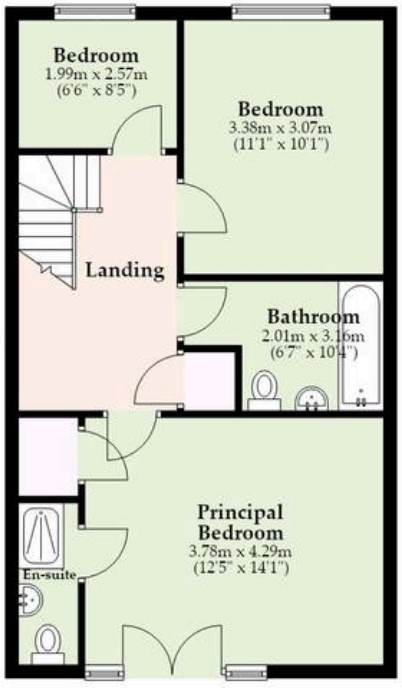
First Floor

Approx. 54.4 sq. metres (586.0 sq. feet)
(excluding Balcony)



Second Floor

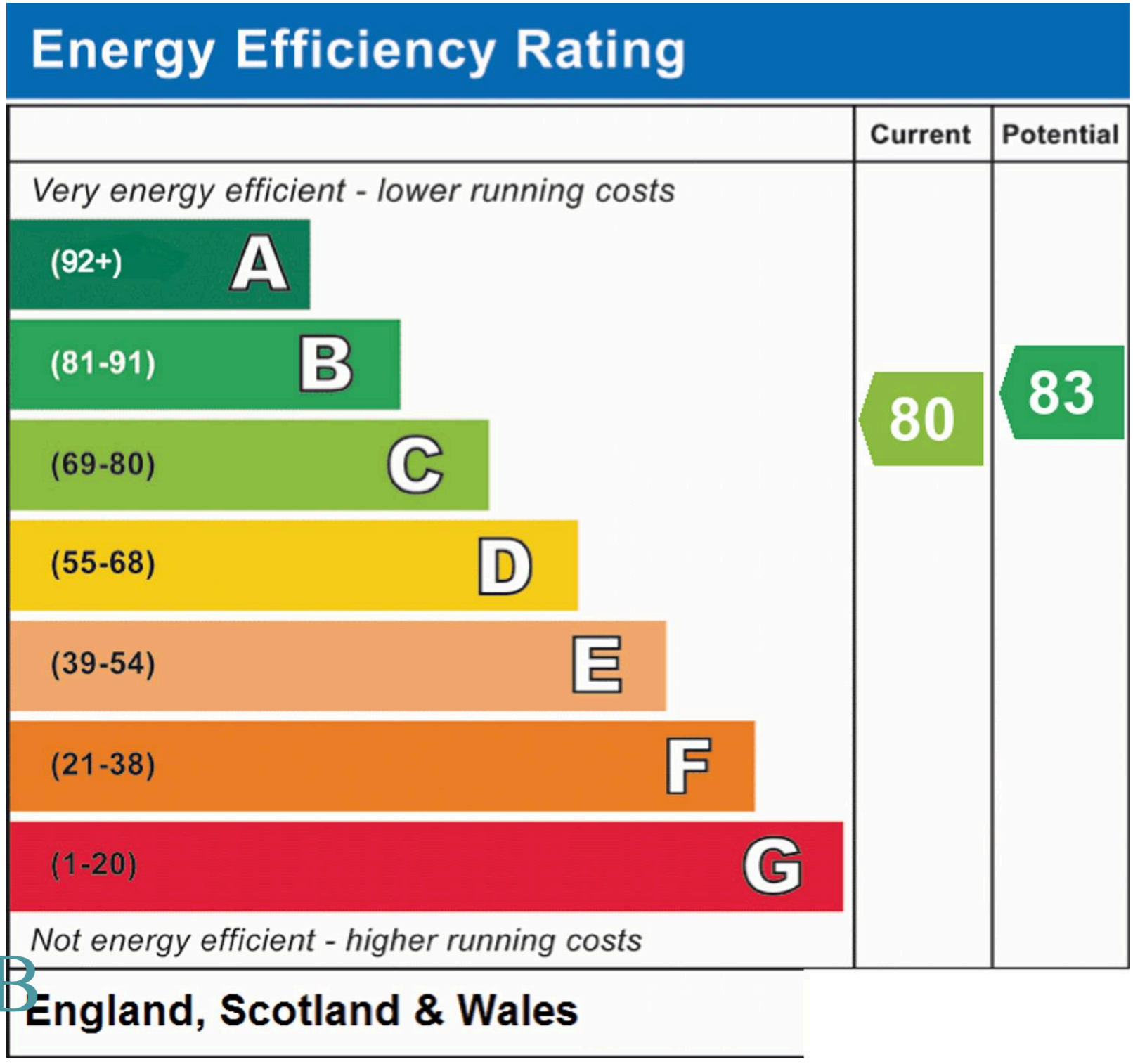
Approx. 53.1 sq. metres (571.8 sq. feet)



Total area: approx. 198.0 sq. metres (2131.6 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.

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
80
83
England, Scotland & Wales

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Senior Property Lister



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