



35 Sussex Road

Gorleston, NR31 6PF

Offers Over £249,900



# 35 Sussex Road

Gorleston, NR31 6PF

This delightful four-bedroom end-of-terrace house enjoys a prime location in the heart of Gorleston, offering a perfect blend of comfort and convenience. Meticulously maintained, both inside and out, the property presents a warm and inviting atmosphere.

Inside, you'll find two spacious reception rooms ideal for relaxation and entertaining, along with a well-appointed extended kitchen featuring a convenient utility room. A ground-floor shower room adds practicality, while the first floor boasts a family bathroom.

The addition of a loft conversion provides valuable extra space, perfect for a growing family, a home office, or simply enhancing living space. Four generously sized bedrooms offer ample room for everyone to enjoy their own privacy.

Situated in Gorleston town centre, this home offers easy access to local amenities, excellent transport links, and all the conveniences of town living. Whether you're seeking a family home or an investment property, this charming residence is sure to impress.

## Entrance Hall

Enter via upvc double glazed front door, wood effect laminate floor, stairs leading to first floor, access through to shower room, lounge, dining room, kitchen and an under stairs cupboard. One radiator.

## Lounge

14'5" x 14'5" (max) (4.4m x 4.4m (max))

Carpet floor, upvc double glazed bay window to front aspect, decorative mantel piece with gas fireplace, radiator

## Dining Room

12'1" x 11'9" (3.7m x 3.6m)

Wood effect laminate floor, upvc double glazed french doors to rear aspect, radiator

## Kitchen

9'2" x 15'8" (max) (2.8m x 4.8m (max))

Tile floors, upvc double glazed window and door to rear aspect, wood effect laminate counter tops with wall mounted and under counter cupboards. Space for double free standing cooker with extractor fan above. Integrated fridge freezer and dishwasher. upvc double glazed velux window.

## Utility

Tile floor, wood effect laminate counter top with wall mounted cupboards, space for washing machine and tumble dryer. upvc double glazed velux window.

## Shower Room

7'10" x 5'2" (2.4m x 1.6m)

Tile floor, built-in floor to ceiling cupboard, double shower cubicle with wall mounted electric shower, tile splash backs. WC and hand wash basin with vanity unit.





#### First Floor Landing

Carpet floor, access to bedrooms, bathroom and stairs leading to second floor loft room. upvc double glazed window to side aspect.

#### Bedroom 1

14'9" x 12'9" (max) (4.5m x 3.9m (max))

Carpet floor, upvc double glazed bay window to front aspect, radiator

#### Bedroom 2

12'1" x 12'9" (3.7m x 3.9m)

Carpet floor, upvc double glazed window to rear aspect, radiator

#### Bedroom 3

8'10" x 8'2" (2.7m x 2.5m)

Carpet floor, upvc double glazed window to front aspect, radiator

#### Bathroom

8'6" x 9'2" (2.6m x 2.8m)

Wood effect laminate floor, built in cupboard, upvc double glazed window to rear aspect, WC, hand wash basin, bath tub and separate corner shower cubicle. Tiled walls.

#### Bedroom 4/Loft Room

11'1" x 14'9" (3.4m x 4.5m)

Carpet floor, access to eaves storage front and rear, upvc double glazed velux window to rear aspect, radiator.

#### Tenure

Freehold

#### Services

Mains gas, electric, water, sewage

#### Directions

From the Gorleston office head south along the High Street on foot, continue past the Library turning left into Sussex Road, where the property can be found in front of you.

#### Location

Gorleston is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

#### Council Tax

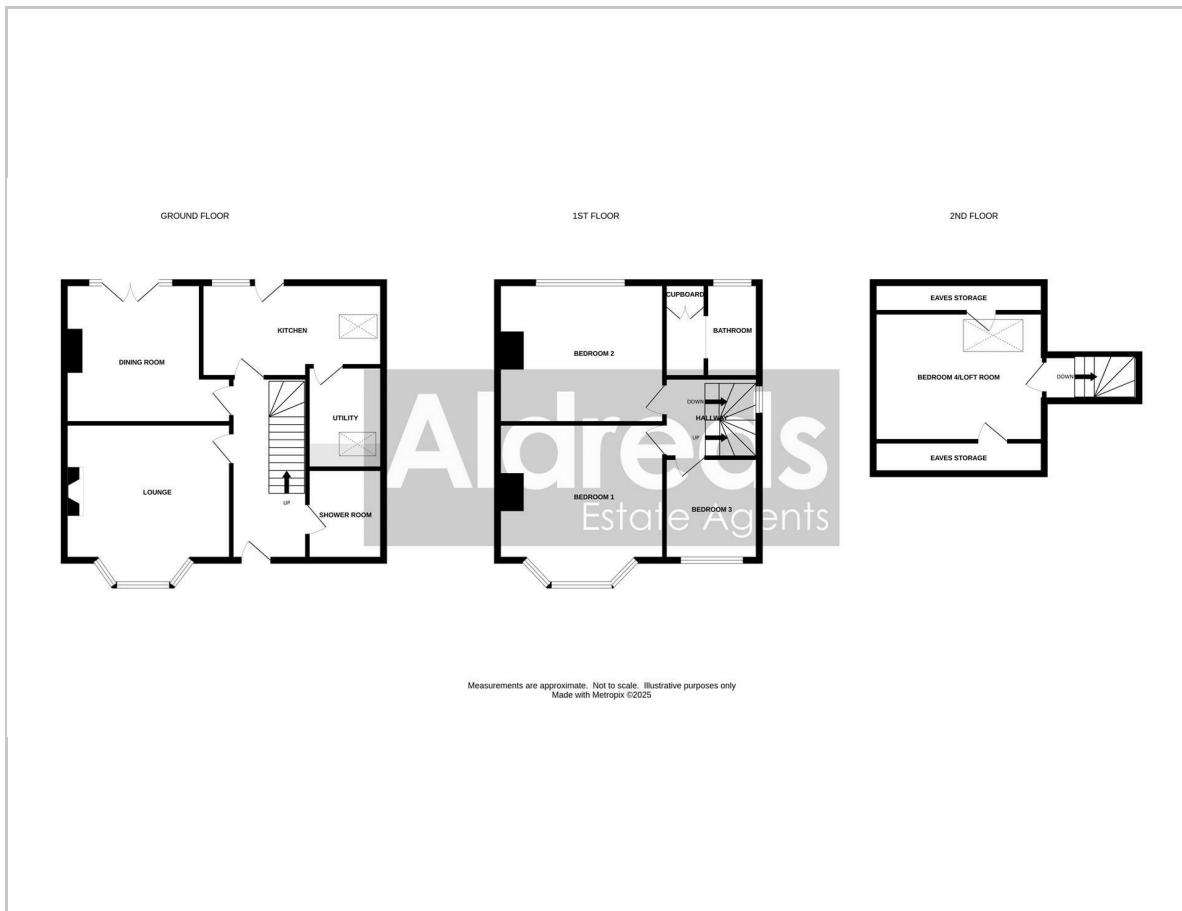
Great Yarmouth Borough Council - Band B

#### Ref

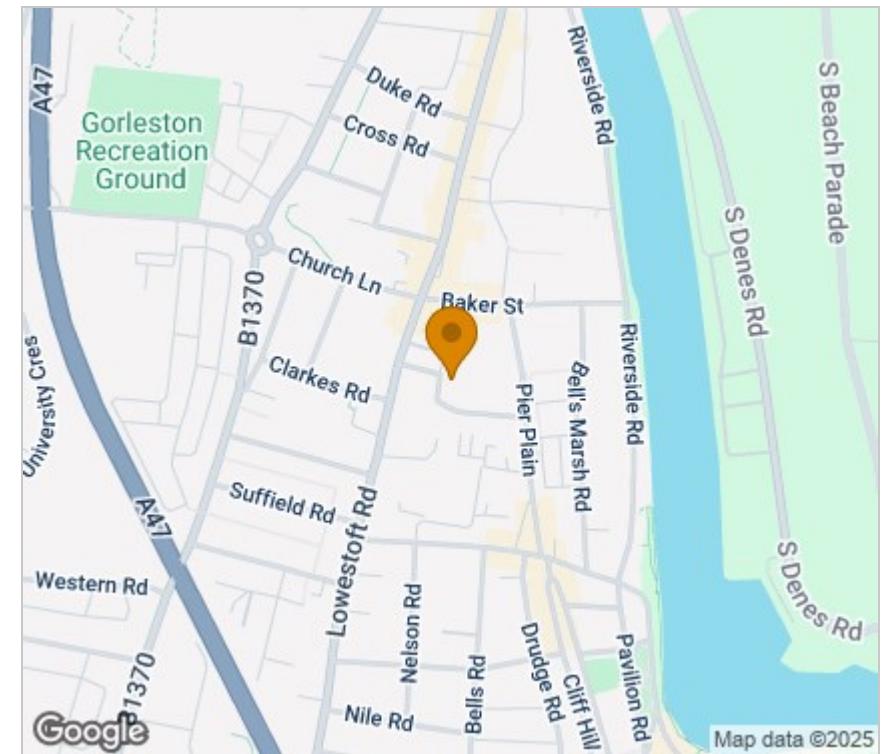
G18219/01/25



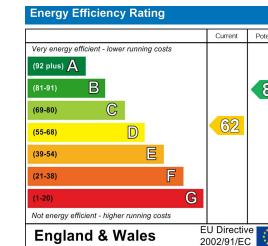
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600  
if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto:gorleston@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.C. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA