



**Aldreds**  
Estate Agents

2 Sussex Road  
Gorleston, NR31 6PF  
£240,000





## 2 Sussex Road

Gorleston, NR31 6PF

This extended three-bedroom terrace house is modernized throughout while retaining plenty of character, creating a warm and welcoming home. The accommodation includes three bedrooms off the landing, a generous master bedroom with an attractive bay window, and cozy living spaces including a second sitting room to the rear with a wood burner. To the rear, an easy-maintenance garden provides a practical outdoor area, ideal for relaxing or entertaining.

The heart of the home is the open plan kitchen/diner, fitted with integrated appliances and designed for modern living. Conveniently located within walking distance of Gorleston High Street, the property also benefits from being a short distance to the beach, with transport links and local amenities close by.

### Porch

Double glazed door and window to front, carpet floor, access to entrance hall.

### Entrance Hall

Carpet floor, radiator, access to lounge, sitting room, under stairs WC and kitchen, stairs to first floor.

### Lounge

12'6" x 11'5" (into bay) (3.83 x 3.5m (into bay))

Carpet floor, double glazed half bay window to front, radiator, electric decorative fireplace with wooden mantle.

### Sitting Room

9'7" x 15'8" (including recess) (2.94m x 4.8m (including recess))

Carpet floor, radiator, wood burner, double glazed sliding door to rear.

### WC

Vinyl floor, WC, basin.

### Kitchen/Diner

8'5" x 21'10" (2.59m x 6.68m)

Vinyl floor, laminate counter tops with over and under storage, space for fridge freezer, washing machine, tumble drier, dishwasher, integrated wine fridge, oven, ceramic hob, microwave, sink and draining board. Tall radiator, double glazed French doors to rear, double glazed window to side.

### Landing

Carpet floor, loft hatch with ladder, access to 3 bedrooms, cupboard and bathroom, radiator.

### Bedroom 1

15'0" x 15'5" (4.59 x 4.7m)

Carpet floor, double glazed bay window to front, 3 radiators in bay.

### Bedroom 2

9'7" x 12'4" (2.94m x 3.78m)

Carpet floor, double glazed window to rear, radiator.







### Bedroom 3

8'5" x 13'1" (2.59m x 4.0m)

Carpet floor, double glazed window to rear, radiator.

### Bathroom

5'8" x 8'2" (1.74m x 2.49m)

Tile floor, WC, basin with vanity, bath tub and wall mounted shower with shower screen, double glazed window to side, spotlights.

### Outside Front

Brick wall boundary, concrete path to front door.

### Outside Rear

Easy maintenance garden with concrete floor, slate shingle flowerbeds, timber shed, timber fence and brick wall boundaries with rear gate access.

### Tenure

Freehold

### Services

Mains gas, water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band B

### Location

Gorleston-on-Sea 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.

### Directions

From the Gorleston office head south on foot, continue over traffic lights and past the Tramway's Public House, turn left into Sussex Road, follow the road round to the right where the property can be found on the right hand side.

### What 3 Words

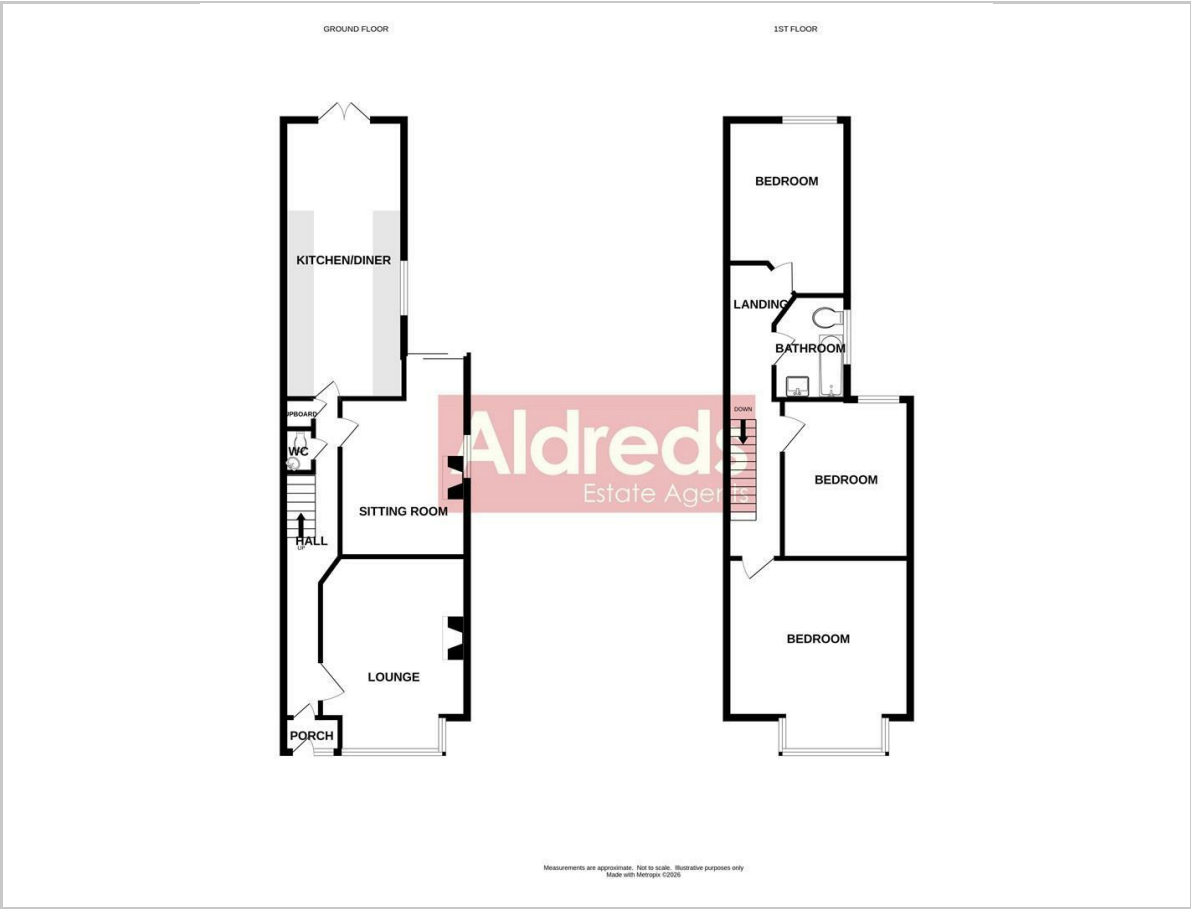
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### Ref

G18428/01/26



Floor Plan

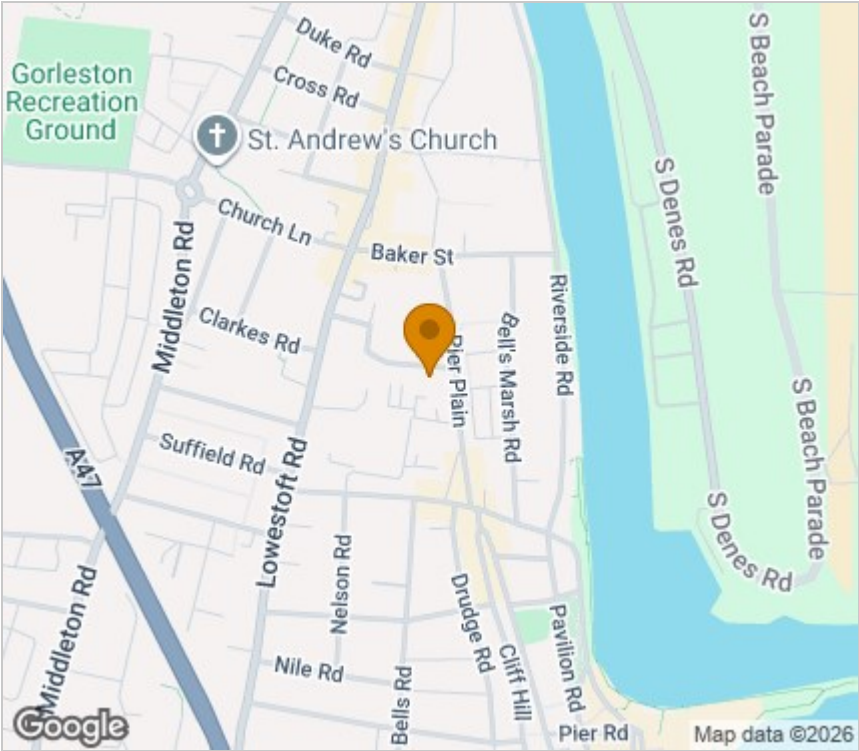


Viewing

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Area Map



Energy Efficiency Graph



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: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA