



**Aldreds**  
Estate Agents

19 Cliff Hill

Gorleston, NR31 6DQ

Offers Over £395,000



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## 19 Cliff Hill

Gorleston, NR31 6DQ

Nestled in a highly sought-after area near the picturesque Gorleston seafront, this four-bedroom, three-story mid-terrace house is a period property that has been tastefully modernized to offer a perfect blend of character and charm. The generous rear garden and courtyard provide a private and spacious outdoor retreat, while the convenient off-street parking to the rear is a significant bonus.

Enjoy breathtaking sea views from every level of this stunning home. With a prime location that offers convenient access to local amenities and transport links, this property is ideal for those seeking a tranquil seaside lifestyle without compromising on accessibility. This is a unique opportunity to own a beautiful home that combines historical elegance with contemporary comfort.

### Internal Porch

Double glazed door to front, wooden door access to entrance hall, electric meter.

### Entrance Hall

Wood floor, radiator, under stairs storage cupboard, access to lounge, dining room, kitchen, stairs to first floor.

### Lounge

16'10" (into bay) x 12'11" (5.15m (into bay) x 3.96m )

Wood floor, double glazed bay window to front, radiator, log burner.

### Kitchen

21'11" x 10'6" (6.70m x 3.22m)

Double glazed windows to rear and side, vinyl floor, radiator, laminate counter tops with wall mounted and under counter cupboards, sink and draining board, space for washing machine and oven with extractor fan above. Central island with matching counter tops and cupboards and breakfast bar, space for American style fridge freezer, double glazed door to the side.

### Dining Room

12'10" x 11'10" (3.93m x 3.63m)

Laminate floor, double glazed double doors to rear garden, radiator, brick fireplace with mantle.

### First Floor Landing

carpet floor, radiator, storage cupboards, access to bedroom 1 and 2, bathroom & WC, stairs to 2nd floor.

### Master Bedroom

18'3" x 29'11" max (I shape) (5.58m x 9.14m max (I shape))

Carpet floor, two radiators, double glazed window to the rear and bay window to the front, fireplace with mantle, fitted storage cupboard.

### Bedroom 2

12'0" x 11'1" (3.68m x 3.40m)

Double glazed windows to rear, carpet floor, radiator, square glass shower cubicle with tiled walls and wall mounted shower.





### Family Bathroom

7'10" x 7'4" (2.39m x 2.26m)

Vinyl floor, double glazed window to side, WC, basin and bathtub.

### WC

Double glazed window to side, WC, vinyl floor, loft hatch.

### Top Floor Landing

Eaves storage cupboards, carpet floor, access to bedrooms 3 & 4.

### Bedroom 3

18'1" x 11'5" (5.53m x 3.48m)

Double glazed windows to front and side, radiator, carpet floor, access to main loft.

### Bedroom 4

11'11" x 11'3" (3.65m x 3.43m)

Double glazed window to rear, radiator, built in storage cupboard.

### Outside Front

Concrete path to front door, brick wall boundaries with iron gate, mixture of shingle and concrete slab front courtyard.

### Outside Rear

West facing garden with lawn and concrete paving areas, decorative floor beds with mixed shrubbery, brick wall boundaries with access to private, rear off-street parking area.

### Tenure

Freehold

### Council Tax

Great Yarmouth Borough Council - Band D

### Services

Mains gas, water, electric, drainage

### 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 along the High Street. At the traffic lights turn left into Baker Street and follow the road round to the right into Pier Plain. At the end of Pier Plain turn left into Pier Walk and immediately right taking the right hand fork into Cliff Hill where the property will be found on the right hand side.

### What 3 Words

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### Ref

G18376/09/25



## Floor Plan



## Area Map



## Viewing

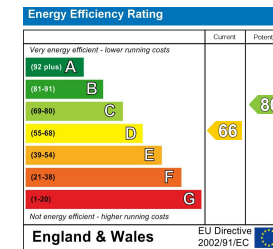
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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