



## Kirkley & Pakefield, Suffolk

Guide Price £500,000

- Immaculate Four Bedroom Victorian Terrace
- £500,000-£550,000 Guide Price
- No Onward Chain
- Private Parking for Three Cars
- South Facing Rear Garden & Sea Views to Front
- Highly Sought After Area
- High Ceilings & Period Style Charm Throughout

# Wellington Esplanade, Kirkley & Pakefield

The property is ideally situated in a prestigious coastal location in Pakefield, renowned for its scenic coastline, sandy beaches, and charming promenade. Residents can enjoy easy access to local shops, cafés, restaurants, and amenities, while still benefiting from the peaceful setting of a historic Grade II listed terrace. Pakefield offers excellent transport links to nearby towns and the city, making it convenient for commuting or exploring the surrounding Suffolk coast. Wellington Gardens, located directly opposite the terrace and maintained by the council, provides a beautifully landscaped communal green space, enhancing the sense of community and charm. With its combination of coastal beauty, historic character, and local conveniences, the location makes this property a highly desirable principal residence or holiday retreat.



Council Tax Band: D





## DESCRIPTION

Wellington Esplanade is a superb 4-bedroom Victorian terraced house which has been restored to an impeccable standard and brimming with period charm. Arranged over four storeys, the accommodation includes an elegant double reception room with high ceilings, oak flooring, bay window, original shutters, working fireplaces and garden/sea views; a characterful kitchen with terracotta tiled floor, space for a Esse electric Aga-style range, island unit and French doors to a breakfast terrace; a utility room, cloakroom, pantry, and storeroom; two bathrooms (one en-suite with contemporary oval bath, double basins and separate shower), an additional shower room, and four spacious double bedrooms, two with spectacular elevated sea views and one with a recessed library nook. The property benefits from new double-glazed sash windows, zoned heating, and beautifully finished interiors throughout. Outside, a front patio dining area and a landscaped south-facing terraced garden with lawn, raised beds, and garden shed lead directly to private parking for three cars and a bike store. Built in 1852-53 to the designs of JL Clemence for Sir Samuel Morton Peto, the Grade II listed terrace enjoys shared ownership of Wellington Gardens opposite, maintained by the council. Offered freehold and with no onward chain, this exceptional coastal home would make an outstanding family residence or luxurious holiday retreat

## LIVING AREAS

The living spaces have been thoughtfully restored to highlight the home's Victorian elegance while ensuring modern comfort. At raised ground floor level, the generous double reception room boasts soaring ceilings, oak flooring, and original period features. The sitting area enjoys breathtaking views across Wellington Gardens and the sea beyond, framed by a bay window with working shutters and centred around a charming fireplace. Double doors open through to the dining room, which overlooks the south-facing garden and features a marble hearth with working gas fire, creating a perfect setting for both entertaining and family life.

## KITCHEN

The kitchen is full of character and charm, blending vintage style with practical modern fittings. With original terracotta and black tiled flooring, this inviting area has space for an Esse electric Aga-style range with induction hob, a central island unit with raised enamel sink and integrated dishwasher, and a useful pantry cupboard. French doors open onto a sheltered patio terrace, perfect for relaxed breakfast dining or summer entertaining. Adjoining the kitchen, the utility room provides excellent additional workspace and storage, with a range of base units, a sink, and space for laundry appliances. It houses the gas-fired combination boiler, pressured water cylinder, thermostats controlling zoned heating across three levels, and an airing cupboard with radiator, while a door from the utility room gives direct access to the rear garden, combining practicality with seamless indoor-outdoor flow.

## BEDROOMS

The property comprises four beautifully presented double bedrooms, each with its own period charm and unique character. The master bedroom features a bay window with spectacular sea views, plantation shutters, an ornamental fireplace, original pine floorboards, and built-in wardrobes, complemented by an en-suite bathroom with double basins, contemporary oval bath, and separate shower. The second bedroom, currently used as a study, retains original pine flooring, a wooden period fireplace with a tiled wrought iron insert and slate hearth, and includes a charming recessed library area. On the second floor, the third bedroom enjoys elevated sea views, painted floorboards, an ornamental fireplace, panelled walls, and a built-in wardrobe, while the fourth bedroom, currently arranged as a twin room, overlooks the rear garden, features painted floorboards, an ornamental fireplace with slate hearth, and offers access to insulated loft storage. Together, the bedrooms combine period elegance, functional layouts, and breathtaking views, creating a serene and inviting private retreat.

## BATHROOMS & SHOWER ROOM

The property features two elegantly styled bathrooms and an additional shower room, all combining period charm with modern convenience. The en-suite bathroom to the master bedroom is beautifully appointed with double basins, a contemporary oval-shaped bath, a separate shower cubicle, WC with enclosed cistern, and ceramic wood-effect tiled flooring, complemented by Sanderson white hydrangea wallpaper. The family bathroom on the second floor features a separate bath and shower cubicle, WC with enclosed cistern, wash hand basin, and ceramic wood-effect tiled flooring, enhanced by sailing-themed Sanderson wallpaper for a coastal touch. Additionally, a well-equipped shower room on the garden level provides a convenient WC, wash basin, and shower cubicle, ideal for guests or use after enjoying the garden. Together, these bathrooms offer a stylish, practical, and comfortable solution for a busy family home.

## OUTSIDE

The property benefits from beautifully arranged outside spaces, combining practicality with charm. At the front, a patio dining area provides a welcoming spot for morning coffee or al fresco entertaining. To the rear, a south- and west-facing terraced garden is laid out over two levels, featuring a lawn, established raised sleeper beds planted with camellias, hibiscus, roses, and salvia, and a garden shed for additional storage. A gate at the rear of the garden provides access to a private parking area with space for three cars and a bike shed accommodating three bicycles. The combination of outdoor dining, terraced planting, and secure parking creates a versatile and enjoyable environment, perfect for family living or entertaining, while capturing the best of the coastal views and sunshine throughout the day.

### PROPERTY HISTORY

Wellington Esplanade is a historic road of 24 houses built between 1852 and 1853 to the designs of JL Clemence for Sir Samuel Morton Peto, the renowned Victorian railway pioneer. The exteriors of the houses are Grade II listed, reflecting their architectural significance, while owners enjoy shared ownership of the attractive Wellington Gardens opposite, maintained by the council. No. 18 has been meticulously restored by the current owner, retaining its period charm and original features such as working fireplaces, high ceilings, and ornate detailing, while incorporating modern comforts throughout. The careful balance of heritage and contemporary living ensures that the property preserves its historic character while offering a stylish and practical home suitable as a principal residence or luxurious coastal retreat.

### VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889 REF JD/20970

### OUTGOINGS

Council Tax Band D

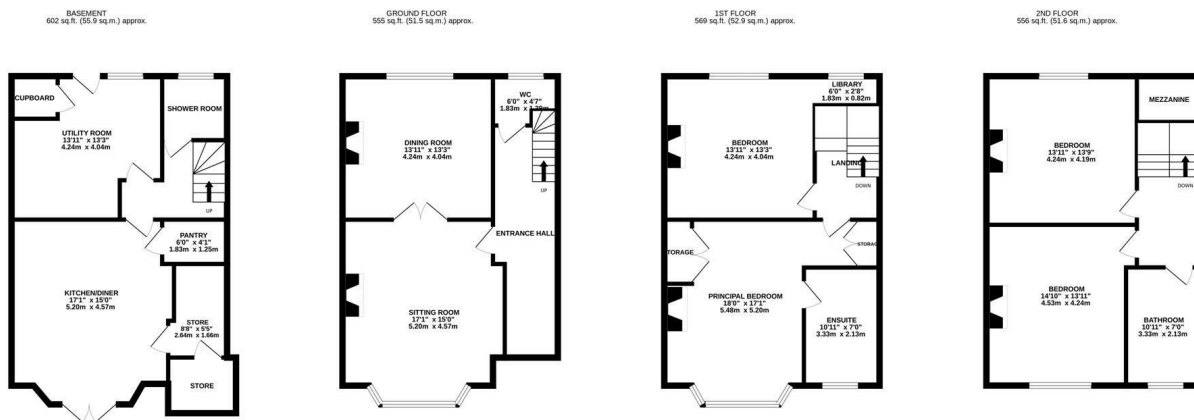
### FIXTURES AND FITTINGS

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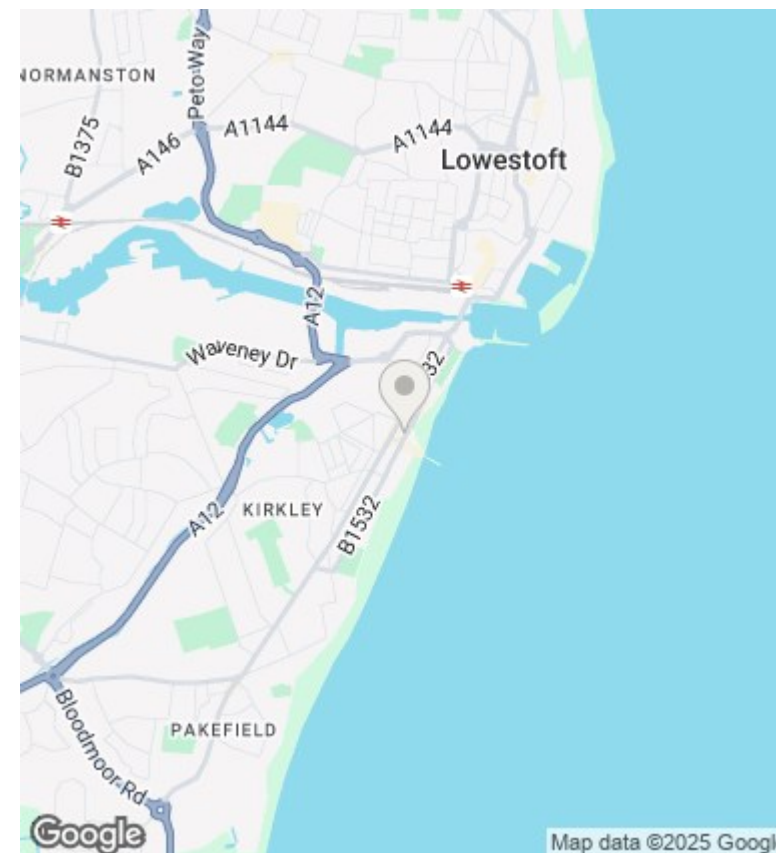






TOTAL FLOOR AREA : 2281 sq.ft. (211.9 sq.m.) approx.

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.  
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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)