



ADDRESS

24 Coronilla Green
Gorleston-On-Sea
Norfolk
NR318RD

TENURE

Leasehold

STATUS

Chain Free

L R K E S

WWW.LARKES.CO.UK
SALES@LARKES.CO.UK
01493 330299



FIND
YOUR
NEST

“A peaceful first-floor home in a quiet, well-kept development close to the beach, high street and transport links – ideal for first-time buyers or young professionals.”



The Tour:

Positioned within a leafy residential enclave just moments from the town’s amenities and coastline, this well-maintained first-floor apartment lies in a low-rise 1970s development arranged around landscaped communal gardens. The home occupies a bright south-facing aspect, with an internal plan of just over 750 sq ft and access to private parking within a residents’ courtyard.

The apartment has been sensitively updated, its well-proportioned rooms benefitting from large windows, uPVC double glazing (replaced in 2017), and gas-fired central heating via a new combination boiler installed in early 2024. A wide hallway with intercom entry opens into a spacious reception room overlooking mature trees. The kitchen/diner is neatly arranged with modern cabinetry and dual-aspect glazing, while the two generous bedrooms offer peaceful, green views. The bathroom has been fully tiled and fitted with a full-size bath and rainfall shower above.

In addition to shared gardens and use of a private laundry yard, the apartment includes a ground-floor lock-up store—ideal for bikes, outdoor equipment or general storage. The property is sold with one allocated parking space.

Coronilla Green forms part of a leasehold title, with the remainder of a 125-year term from February 1990. The annual ground rent is £10, with a service charge of approximately £450.

Quietly situated off Laburnum Road, the location places you within easy reach of Gorleston’s bustling high street, seafront promenade and sandy beach. Excellent transport links and local schooling complete the appeal for first-time buyers, downsizers or investors seeking a low-maintenance coastal home.

The Area:

Coronilla Green lies tucked away just off Laburnum Road, in a peaceful pocket of Gorleston-on-Sea that remains remarkably convenient for daily life. A short walk away, the James Paget University Hospital provides not only a major local employer but also a draw for medical professionals and support staff seeking easy access to work. The surrounding area is popular with first-time buyers and young professionals, offering a balance of affordability, community, and connectivity.

Gorleston High Street is close by, with its mix of independent shops, supermarkets, and cafes, while the sandy Edwardian beach and promenade are within easy reach—perfect for unwinding after a shift or enjoying weekend strolls. Local schools and nurseries are plentiful, and there are good transport links into Great Yarmouth and Norwich, whether by bus or car. The nearby A47 connects you efficiently to the wider region.

Coronilla Green itself forms part of a thoughtfully planned residential development, with communal green spaces and quiet courtyards that give it a sense of calm and neighbourliness. It’s a location that combines practicality

with lifestyle, well-suited to those starting out or building their careers in this well-connected corner of the Norfolk coast.

Points to Consider:

Tenure:
Leasehold – remainder of a 125-year term from 05/02/1990

Lease Charges:
Approximately £630 annually
(Includes ground rent, service charge & building insurance)

Construction:
Traditional filled cavity wall construction (c.1970s)

Fenestration:
uPVC double-glazed windows throughout

Heating:
Gas-fired central heating via combination boiler

Energy Performance:
Rated C (80)

Average Heating & Lighting Costs:
Estimated at £416 per year*

Council Tax:
Band A (£1,518.65 for 2025/26 – GYBC)

Broadband:
Ultrafast fibre broadband available
(1,000 Mbps download / 100 Mbps upload)†

The Legal Bit:

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package.



“Coronilla Green itself forms part of a thoughtfully planned residential development, with communal green spaces and quiet courtyards that give it a sense of calm and neighbourliness.”



Entry way



A central hallway serves the accommodation



The living room



Kitchen dining area



The modern family kitchen area



Living room detail



Bathroom with rainfall shower head



The stylish family bathroom



Primary bedroom



Detail of primary bedroom



Generous second bedroom



The lightfilled second bedroom

First Floor



Site Plan

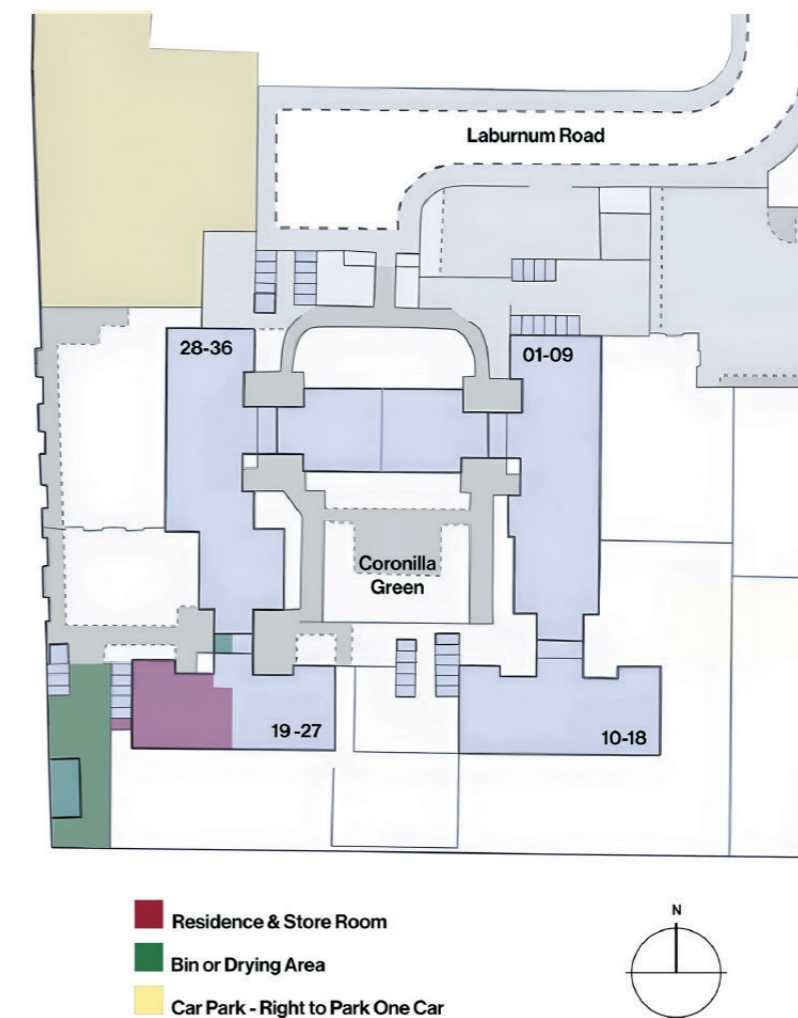
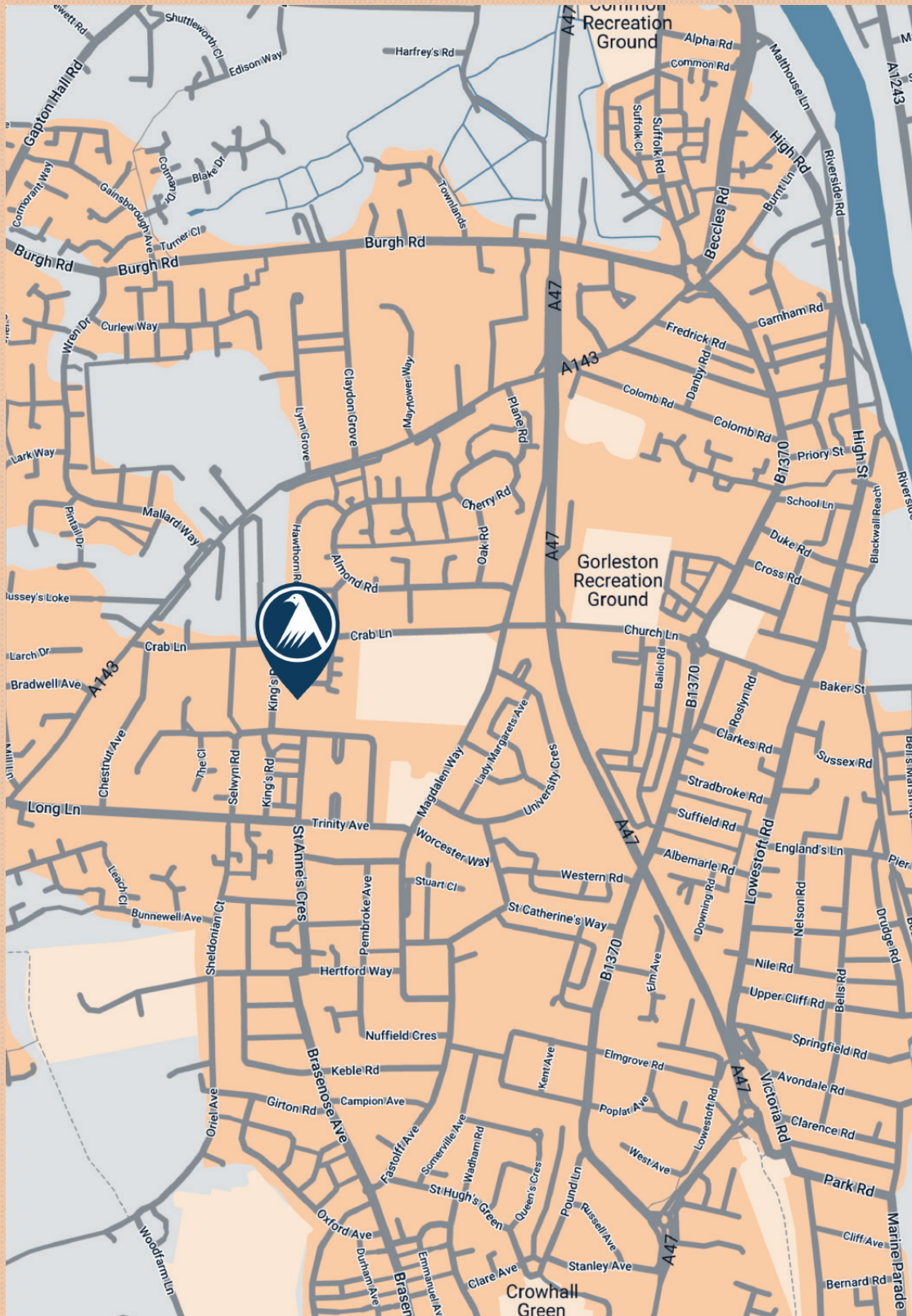


Illustration for identification purposes only, measurements are approximate. Plan not to scale.

Ref: 7373



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees 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 item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property