



ADDRESS

Flat 4, Shopping Centre Flats
High Street
Gorleston-On-Sea
NR31 6RN

TENURE

Leasehold

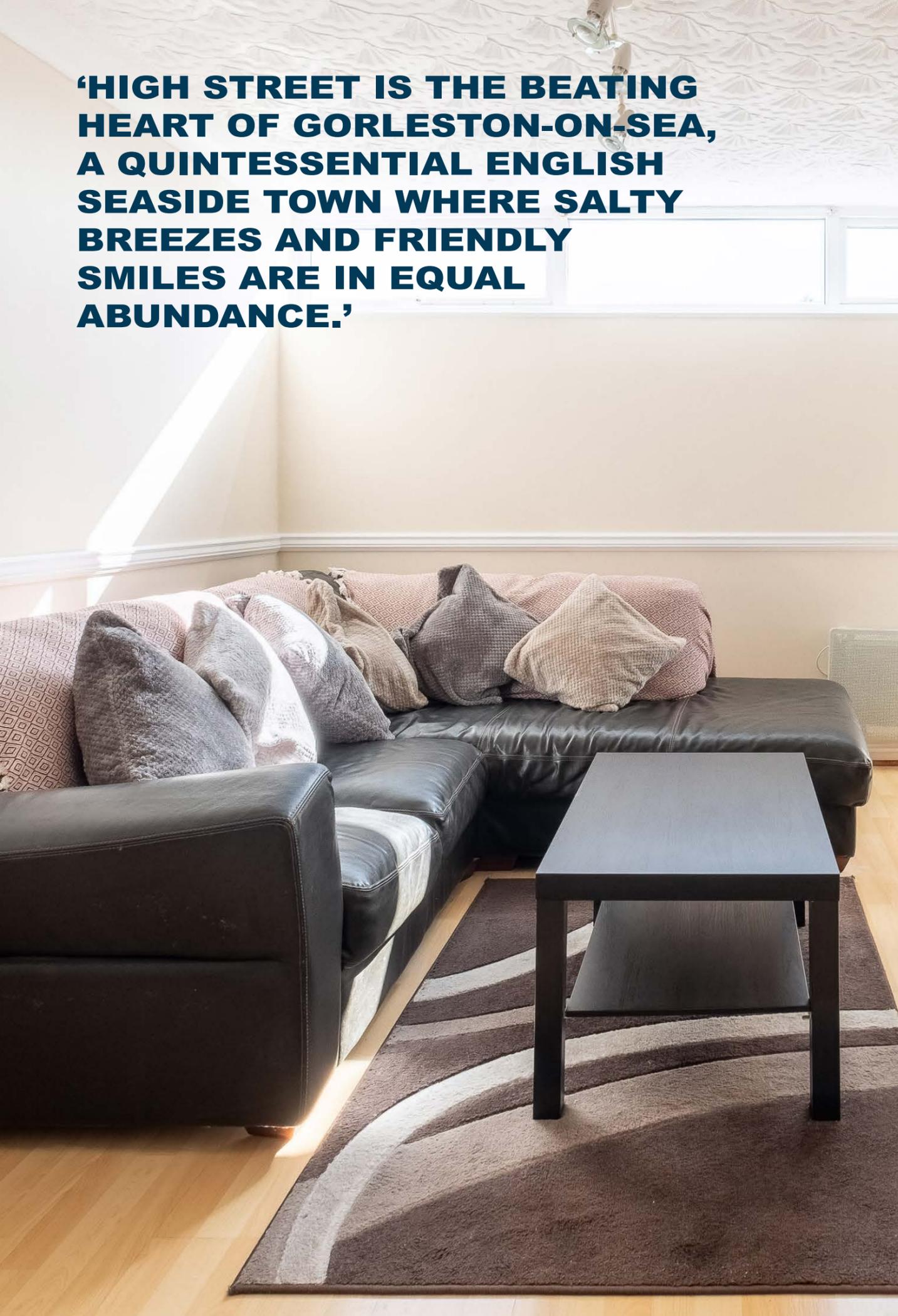
STATUS

Chain Free Sale

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‘HIGH STREET IS THE BEATING HEART OF GORLESTON-ON-SEA, A QUINTESSENTIAL ENGLISH SEASIDE TOWN WHERE SALTY BREEZES AND FRIENDLY SMILES ARE IN EQUAL ABUNDANCE.’



The Tour:

This captivating 1970s apartment offers a unique blend of style, space, and privacy. Nestled behind a secure, gated entrance on the high street, the property provides a peaceful haven only moments from the bustling heart of Gorleston-on-Sea.

A welcoming entrance hall greets you, complete with a cloakroom and a generous storage cupboard – perfect for keeping coats, shoes, and beach essentials neatly tucked away.

The star of the show is the expansive open-plan reception room, bathed in natural light thanks to its southerly aspect and high-level windows. This versatile space offers ample room for both dining and lounging, making it ideal for entertaining or simply relaxing with loved ones. The sleek, modern kitchen seamlessly integrates into the living area, creating a perfect hub for social gatherings.

A central hallway leads to the tranquil sleeping zone. All three bedrooms boast generous proportions, ensuring a comfortable haven for rest and rejuvenation. Two of the bedrooms overlook the tranquil trees of the precinct square, offering a delightful leafy vista. The third bedroom, nestled within the floor plan, features a large skylight that floods the space with sunshine, creating a truly uplifting ambiance.

The white bathroom features a half-tiled design and a functional three-piece suite. An airing cupboard offers additional storage for laundry and towels, and also houses the hot water cylinder. Completing the picture is a convenient walk-in shower cubicle.

This fantastic location places you within easy reach of Gorleston's vibrant high street, complete with a charming array of shops, restaurants, and cafes. The beach is just a short stroll away, enticing you with endless opportunities for coastal walks and dips in the refreshing sea.

An arrangement with the neighbouring business grants the free use of one parking space to the residents of the apartment.

Points to note:

Tenure: Leasehold - 999 term commencing in 1980

Annual Lease Charges: Ground rent £15, Service charge £1,328.48

Heating: Electric Central Heating & HWC

Average Heating & Lighting Costs: Approximately £200 pcm

Council Tax: Band A (£1,406.10)

Energy Performance: TBC

The Area:

High Street is the beating heart of Gorleston-on-Sea, a quintessential English seaside town where salty breezes and friendly smiles are in equal abundance. Nestled just a pebble's throw from the beach, the street thrums with a vibrant energy that's both invigorating and comforting.

For families, High Street offers a haven. Schools like Gorleston Cliff Primary Academy and Stradbroke Primary School ensure a nurturing learning environment for young minds, while the East Norfolk Sixth Form College and Ormiston Charter Academy provide excellent options for secondary education. Local shops brimming with character line the street, offering everything from fresh produce at the greengrocer to unique finds at independent gift stores. National brands like Iceland and Greggs provide a touch of familiarity, but it's the independent stores like Flour and Bean and Fleetwoods Butchers that truly capture the essence of the town, with their dedication to local produce and friendly service.

Step off High Street and a world of possibilities unfolds. The bustling town of Great Yarmouth, with its lively market, iconic Pleasure Beach amusements, and SEA LIFE Centre, is just a short trip away. Nature lovers can lose themselves in the breath-taking expanse of the Norfolk Broads National Park, a haven for wildlife and boating enthusiasts.

Living on High Street isn't just about location, it's about embracing a way of life. Here, the convenience of modern amenities blends seamlessly with the timeless charm of a seaside town. Whether you're seeking a vibrant community to raise your family, a friendly neighbourhood to call home, or a launchpad for exploring the beauty of the Norfolk coast, High Street has something for everyone. So, come take a breath of fresh sea air, explore the hidden gems along the way, and discover why High Street is more than just a street – it's a place to belong.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.

‘THE STAR OF THE SHOW IS THE EXPANSIVE OPEN-PLAN RECEPTION ROOM, BATHED IN NATURAL LIGHT THANKS TO ITS SOUTHERLY ASPECT AND HIGH-LEVEL WINDOWS.’





Living room detail with high level windows ensuring good quality light, and also privacy.



Entrance hall with storage cupboard, and access to WC to the left



Kitchen with modern fitted cabinetry offering plentiful storage.



Primary bedroom.



Internal hallway with access to bathroom, and shower room.

**FIND
YOUR
NEST**

**‘ALL THREE BEDROOMS BOAST
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ENSURING A COMFORTABLE
HAVEN FOR REST AND
REJUVENATION.’**



Second bedroom.



Family bathroom.



Third bedroom with large skylight.

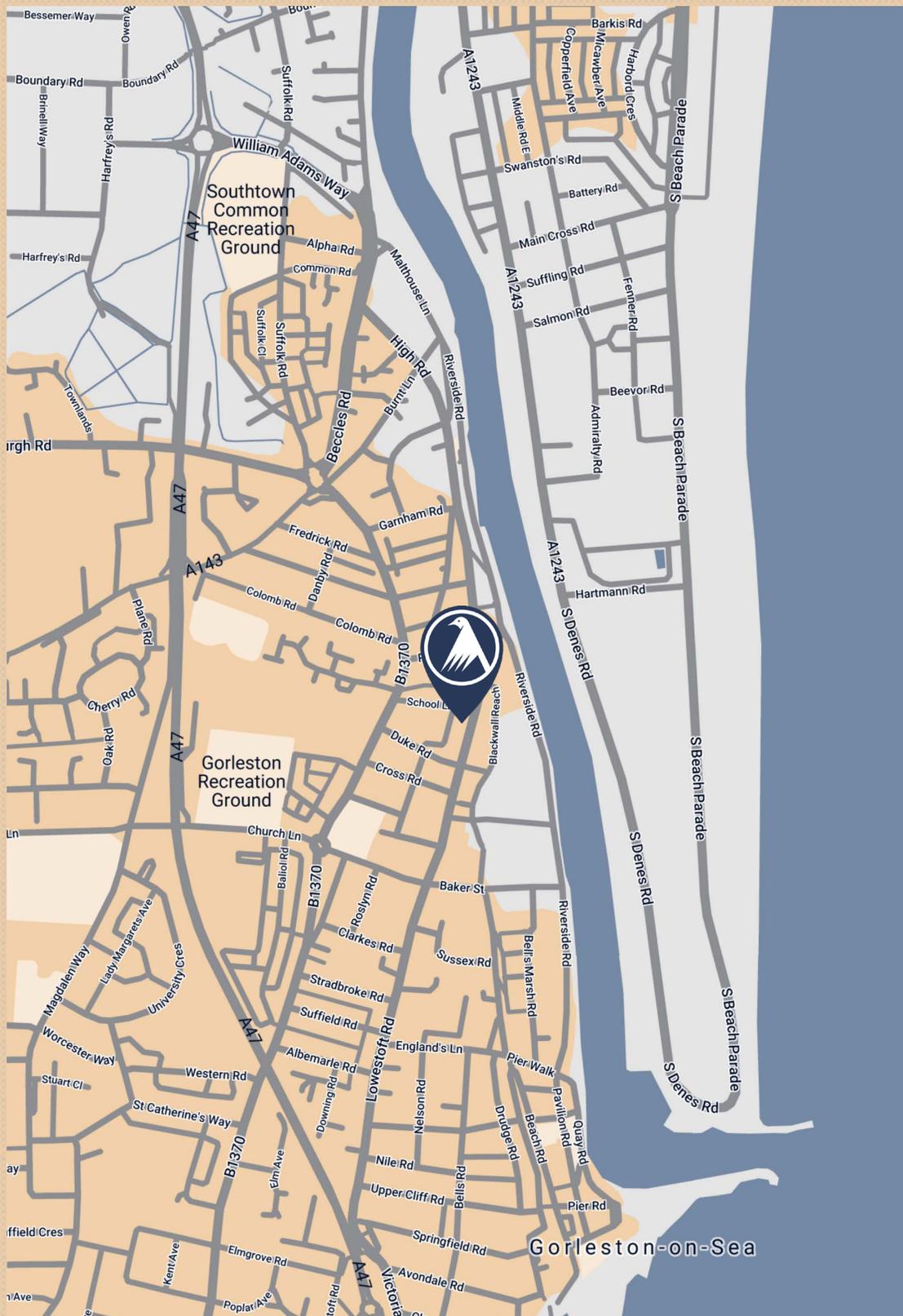
Room Dimensions

1	Living Room	4.25m x 3.30m (13'11" x 10'10")
2	Kitchen/Dining Area	2.40m x 5.27m (7'10" x 17'4")
3	Bedroom 1	3.49m (11'5") max x 2.81m (9'3")
4	Bedroom 2	3.29m x 2.36m (10'10" x 7'9")
5	Bedroom 3	2.15m x 2.36m (9'1" x 7'9")
6	Bathroom	
7	Inner Hallway	
8	Entrance Hall	
9	Cloakroom	



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

Ref: 7318



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