



## 18 Lichfield Road, Great Yarmouth

£180,000 Freehold

Guide Price £180,000 - £190,000. Positioned in the coastal town of Great Yarmouth, this spacious four-bedroom, three-storey home offers generous proportions and plenty of character. With large, well-sized rooms throughout, the property is ready for modernisation, allowing buyers to update it to their own style while preserving its original charm. The ground floor features an inviting sitting room with an inglenook fireplace, alongside a bright triple-aspect open-plan kitchen and dining area with a rear lobby and WC. Three bedrooms and a family bathroom occupy the first floor, while an additional bedroom or flexible space sits on the second. Outside, the property boasts a private rear garden with a studio/workshop, a small front courtyard, and on-road parking.

Council Tax band: B

Tenure: Freehold

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### The Location

This home is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, also adjoining the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centres, pubs, restaurants, bars,



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The town has its train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive). The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep-water outer harbour is now in operation.

### Lichfield Road

This impressive four-bedroom, three-storey home in the heart of Great Yarmouth offers generous proportions and characterful features, making it a fantastic opportunity for buyers looking to put their own stamp on a coastal property.

With large, well-proportioned rooms throughout, this home is ready for modernisation to bring it up to contemporary standards while retaining its inherent charm. The inviting sitting room is a standout space, featuring a bay window that bathes the room in natural light and an inglenook fireplace that adds warmth.

The open-plan kitchen and dining area is a bright and airy space, benefiting from a desirable triple aspect layout. A rear lobby area provides additional practicality, offering access to a conveniently located WC—ideal for guests. From the solid oak flooring in the entrance hall to the period features throughout, the home presents a fantastic canvas.

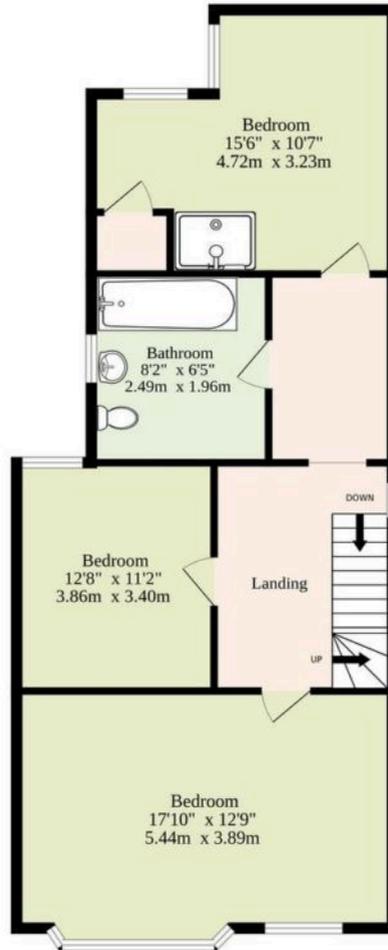
On the first floor, three well-sized bedrooms offer ample space, one of which enjoys its own charming bay window. A shared family bathroom serves this level, ready to be updated to suit modern tastes. Ascending to the second floor, an additional bedroom



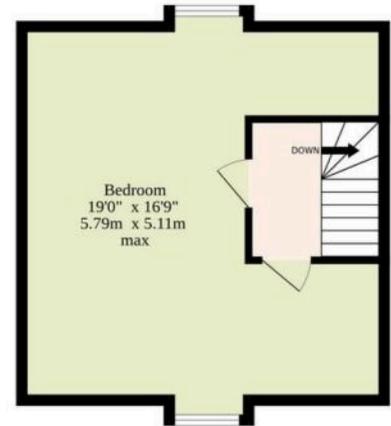
Ground Floor  
770 sq.ft. (71.5 sq.m.) approx.



1st Floor  
686 sq.ft. (63.7 sq.m.) approx.



2nd Floor  
320 sq.ft. (29.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1776 sq.ft. (165.0 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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