

66 Marine Parade, Great Yarmouth - NR30 2EJ

£300,000 Freehold

Presenting this spacious and very large five-bedroom house, offering generous living space throughout, ideal for a growing family or anyone seeking room to expand. Featuring three reception rooms, a well-appointed open-plan kitchen, large double bedrooms, a large bathroom, and two WCs, this property provides versatile living options. The private basement holds exciting potential for a self-contained annexe, additional living space, or storage. Grade II listed, the property also offers the possibility of being converted into flats, or it can be used for part commercial purposes or extended. A charming front and back yard complete the home, along with off-road parking for added convenience. Located in a prime seafront position with stunning beach and sea views, this home offers modern updates, making it an ideal opportunity for a holiday let, bed and breakfast, or similar venture.

Location

Marine Parade in Great Yarmouth is a prime seafront location offering stunning views of the beach and sea. It is home to various attractions, including the famous Pleasure Beach, the SEA LIFE Centre, and the iconic Britannia Pier. The promenade is lined with cafés, restaurants, and traditional seaside amusements, creating a vibrant atmosphere. Just a short walk away, you'll find the bustling town centre with a range of shops and amenities. Marine Parade is an ideal spot to enjoy the best of coastal living while being close to all that Great Yarmouth has to offer.



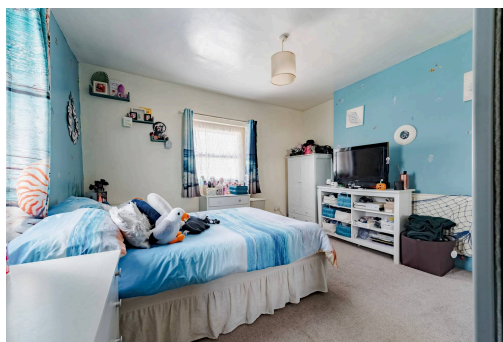
Agents notes

We understand the property will be sold freehold, connected to mains services, water, electricity, gas and drainage.

Parking permit available with two tickets at £55 each.

Heating system- Gas Central Heating

Council Tax Band- B



Marine Parade, Great Yarmouth

As you enter the property, you are welcomed by a bright and inviting dining room, which leads through to a spacious living area with a bay window to the front. The lounge is perfect for relaxing, with a ceiling rose light fixture and a TV point.

The modern kitchen has been fully renovated and is well-appointed with plenty of storage space and stylish tiled flooring, adding to the contemporary feel. The kitchen opens to the outside, creating a bright and functional space. Completing this floor is a convenient WC.

On the first floor, you'll find the spacious double master bedroom, offering plenty of natural light and comfortable living space. The large and impressive family bathroom features a luxurious freestanding slipper bath, his and hers sinks, and a modern double power shower with lights, jets, and audio for a spa-like experience. Large windows allow natural light to fill the space, while waterproof laminate flooring with a marble effect and modern fixtures complete the stylish look.

As you move up to the higher floors, there are two double bedrooms, each offering plenty of space for your personal touch. One of the rooms features a lovely bay window.

On the fourth floor, you'll find a WC on the landing with a storage cupboard that could be converted into a shower room. There is also a double bedroom, offering plenty of space.

The private basement area is a great feature of this home, with potential to be converted into a self-contained annexe or additional living space. The basement includes a fifth bedroom, a living room with potential for a sixth bedroom, and four storage cupboards, along with a separate boiler room offering additional storage.

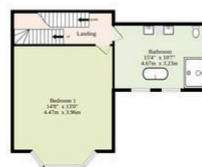
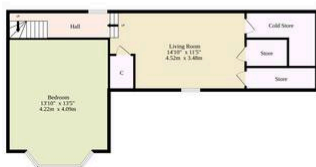
Additionally, the majority of the property features double glazing.

A lovely rear yard offers an inviting outdoor space for seating and relaxation, complete with electric sockets and a light. The enclosed front yard features a lockable gate, offering a safe and private entrance to the home.

Off-road parking is available, with a permit allowing parking for two vehicles.

The property has undergone a complete rewire, including a new consumer unit, and all plumbing and pipework throughout have been updated, with a direct mains-fed boiler that could easily supply a hotel.





TOTAL FLOOR AREA : 2165 sq.ft. (201.1 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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