

## The Marina Guest House, 12 Trafalgar Road

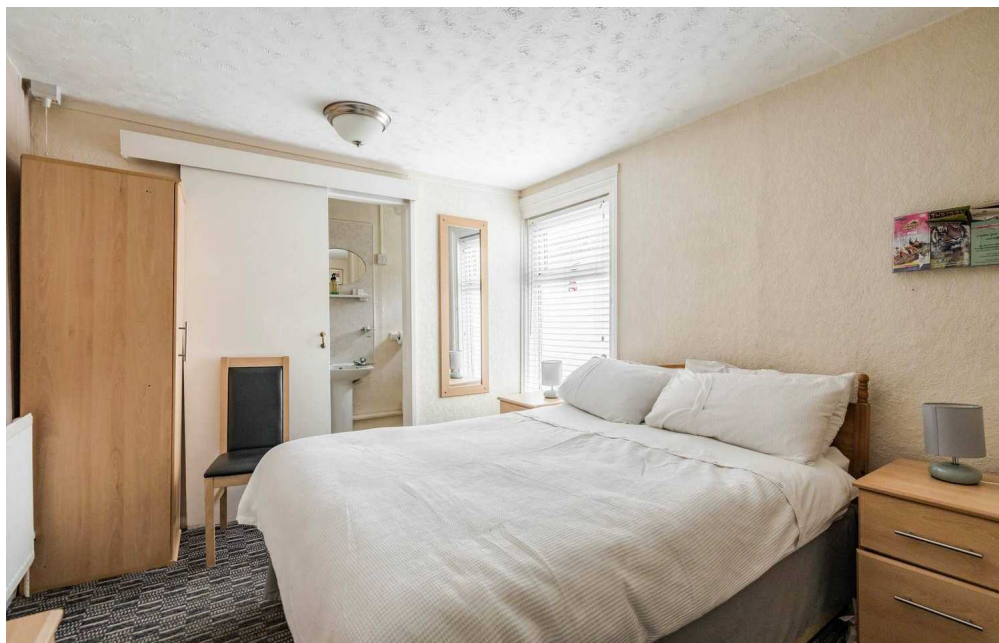
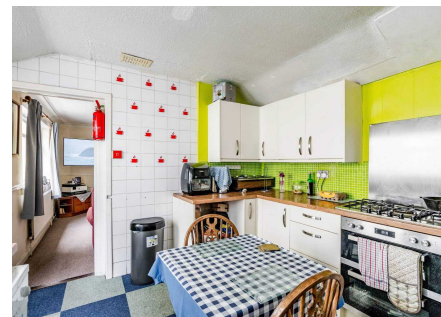
£220,000 Freehold

\* SUCCESSFUL BUSINESS OPPORTUNITY \* Just a stone's throw away from Marine Parade, Minors & Brady are delighted to present the opportunity to acquire this recently decorated five-bedroom Guest House in wonderful condition. Conveniently situated close to beautiful Golden Mile, Town Centre & all local attractions! Boasting spacious living areas and ample guest accommodations, this property is primed to be transformed into a flourishing Bed and Breakfast establishment.



## Location

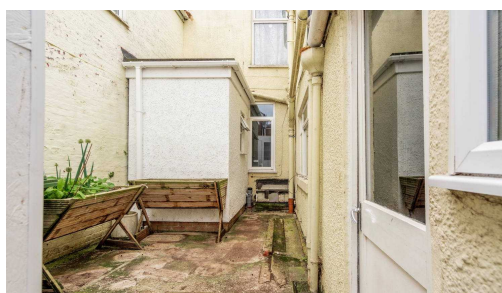
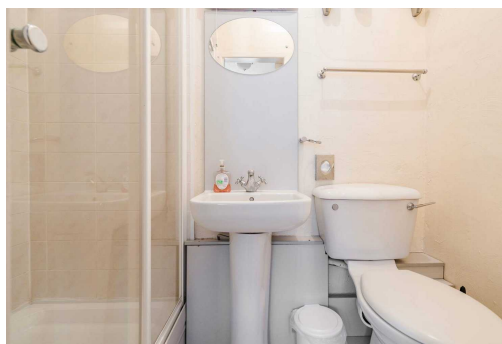
Located at Trafalgar Road, this address places you in the heart of a vibrant coastal town known for its rich maritime history and stunning seaside views. Trafalgar Road is centrally situated, providing easy access to a blend of residential tranquillity and lively local amenities. Just a short walk away, you'll find the bustling seafront lined with various shops, cafes, and restaurants, offering a perfect blend of leisure and convenience. The well-connected area has excellent public transport links and proximity to major roadways, ensuring smooth travel to and from the location. Great Yarmouth's famous Golden Mile, with its array of attractions including the Pleasure Beach, the Sea Life Centre, and the historic Wellington Pier, is within walking distance, making it an ideal spot for both relaxation and entertainment. Additionally, the nearby Great Yarmouth train station offers direct services to Norwich and beyond, enhancing the appeal of this desirable address for both residents and visitors alike.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Council Tax Band - A





## Trafalgar Road, Great Yarmouth

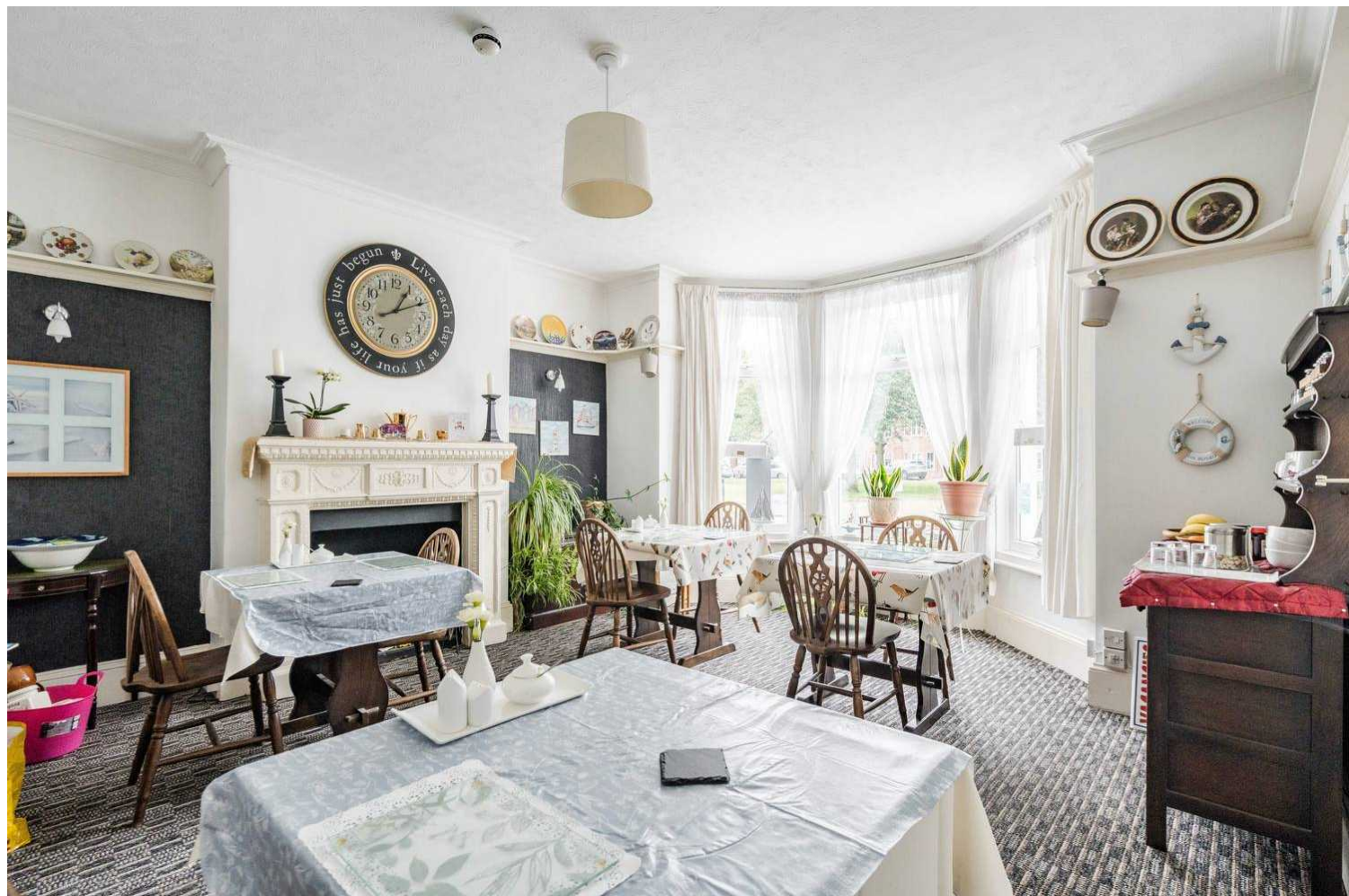
Upon entering through the charming entrance porch, you are greeted by an inviting interior that exudes character and warmth. The two reception rooms offer versatility and ample space for guests to unwind, with bay-fronted windows flooding the rooms with natural light. A generously proportioned guest dining area provides the ideal space for hosting breakfasts and social gatherings with an added focal point of a fireplace. The additional sitting room provides a more intimate setting for relaxation.

The well-equipped kitchen ensures convenience and practicality for preparing meals, featuring built-in cupboards and integrated appliances the kitchen offers ample storage and countertop space. An added cloakroom/utility room adds to the functionality of the property.

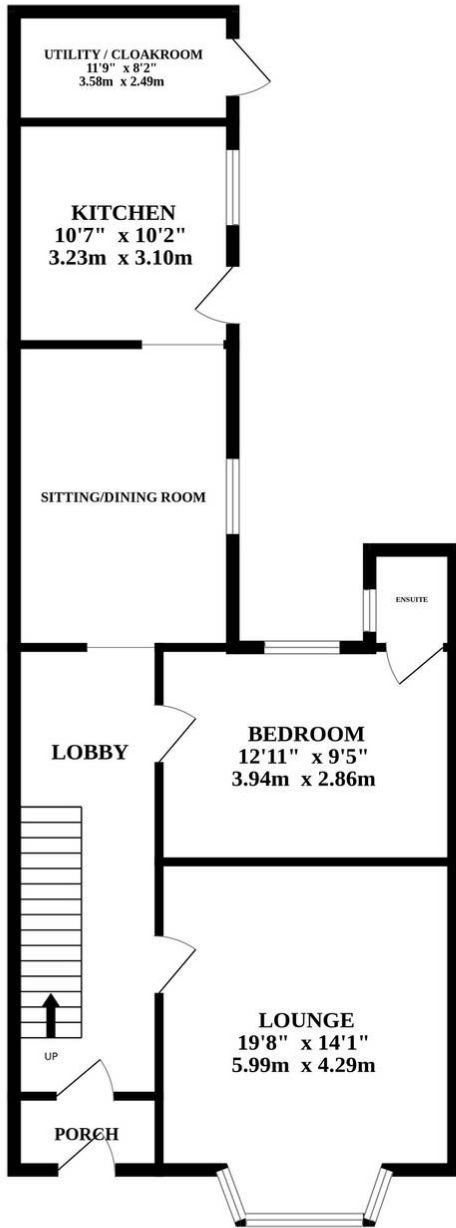
The ground floor is completed by one bedroom with an ensuite bathroom adding to convenience for guests or can be used for management accommodation. The upper level boasts four well-appointed bedrooms, of which three offer ensuite bathrooms for the comfort and privacy of guests. An upstairs WC and shower room provide further convenience and accessibility.

Dating back to the 1860s, this terraced house retains many period features whilst seamlessly incorporating modern conveniences. This property is centrally situated, providing easy access to a blend of residential tranquillity and lively local amenities. Just a short walk away, you'll find the bustling seafront lined with a variety of shops, cafes, and restaurants, offering a perfect blend of leisure and convenience. The famous Golden Mile, with its array of attractions including the Pleasure Beach, the Sea Life Centre, and the historic Wellington Pier, is within walking distance.

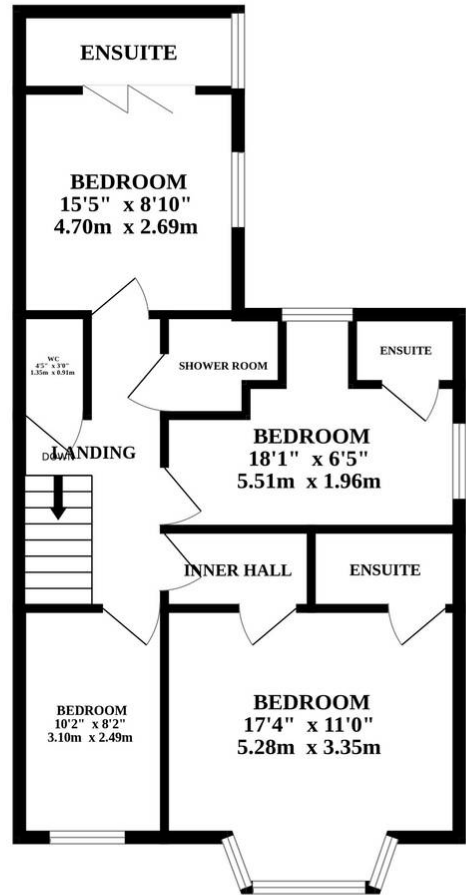
For those with a keen eye for investment, this property offers the perfect canvas to create a thriving business in the bustling seaside locale. Whether you are looking to capitalise on the tourism potential of the area or simply seeking a spacious family home with income-generating potential, this property presents a compelling opportunity not to be missed.



GROUND FLOOR



1ST FLOOR



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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