



ADDRESS
1 Sandown Road
Great Yarmouth
Norfolk
NR30 1EY

TENURE
Freehold

STATUS
Chain Free Sale

L  R K E S

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Type: Victorian Seaside Villa (freehold)

Beds: Three double bedrooms

Baths: Family bathroom & three ensembles

Reception: Kitchen, dining and living rooms

Garden: Generous 0.25 acre plot

Love: Character property with many original features

Status: Chain free sale

The Tour:

This striking Victorian seaside villa, once part of the borough's plant nurseries, is a property rich with history and character. Set within a generous 0.25-acre plot, the home overlooks the open green expanse of Beaconsfield Recreation Ground and the historic Wellesley Athletics Club, whose distinguished grandstand remains one of the oldest in the country. Offering generous proportions and a wealth of period features, the house is a canvas ready to be restored to its former glory.

The accommodation is voluminous, with ceiling heights of 2.6 metres that imbue the interiors with light and a palpable sense of space. The ground floor comprises a spacious kitchen, a formal dining room with a lovely bay window, a grand living room with its decorative fanlights, and a large utility room that offers further potential for reimagining. Upstairs, three bedrooms—each with its own ensuite—are arranged off the landing, alongside a family bathroom.

Though in need of renovation, the villa's ornate brick mouldings, decorative barge boards, and original sash windows remain intact, hinting at the grandeur that once defined this home. The sash windows, while requiring refurbishment, preserve the charm of the period, and the property benefits from modern gas central heating, with the electrical installation having passed inspection as recently as 2020.

The grounds surrounding the villa are as generous as they are tranquil, predominantly laid to lawn and interspersed with concrete-paved pathways that lead to a gravel driveway and a large prefabricated garage. Two mature trees, a magnificent oak and an evergreen holm oak, stand sentinel within the garden and are protected under preservation orders, their presence adding a sense of permanence and natural beauty to the site.

There is a quiet sense of opportunity here. The property's scale, setting, and proximity to the sea lend it remarkable potential, whether as a family home, a sensitive restoration project, or even a development opportunity, subject to the necessary planning approvals. The open views across the recreation ground ensure a sense of light and openness rarely found in such central locations, while the storied history of the area and its architectural legacy add to the villa's undeniable charm.

For those with the vision to breathe new life into this remarkable house, it promises to be a rewarding project and a home of true distinction.

The Area:

Sandown Road in Great Yarmouth, Norfolk, offers a quiet yet well-connected setting within this historic seaside town. The town centre is just a short distance away, with a mix of independent shops, cafés, and essential amenities, while the golden sands of Great Yarmouth's iconic beach are within easy reach for long coastal walks and family days out.

Families will find several schools nearby, including the well-regarded Northgate Primary School and Great Yarmouth Charter Academy, providing education options within the local area. Leisure opportunities abound, from exploring the heritage of the Time and Tide Museum to enjoying the lively Great Yarmouth Pleasure Beach. Sandown Road perfectly balances the charm of Victorian architecture with convenient access to schools, parks, and Norfolk's celebrated coastline, making it an appealing place to call home.

Points to note:

Tenure: Freehold

Period: Victorian

Construction: Solid walls, with suspended floors

Fenestration: Single glazed timber sash windows

Heating: Gas Central Heating via Combination Boiler

Energy Performance: E 46

Average Heating & Lighting Costs: £135 pcm

Council Tax: Band D (£2,174.91)

Broadband: Ultrafast internet available up to 1,000mbps download

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.

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Kitchen



Dining room



Sun filled living room



Entrance hall and view into living room



Front bedroom



Family bathroom



Many character features



Rear bedroom



Further Bay fronted bedroom



Utility/store room



Fanlight detail



Original ironmongery

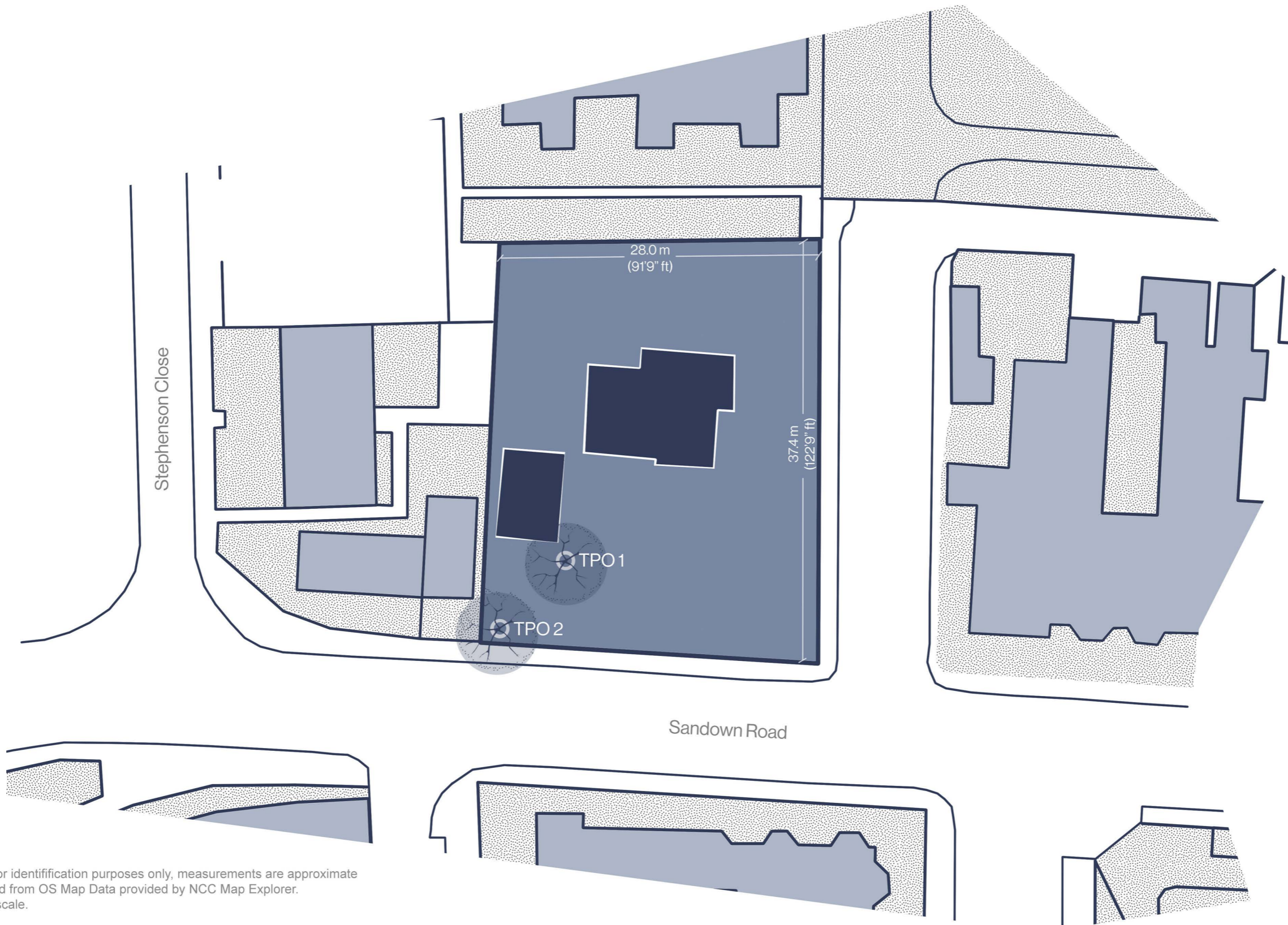


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer. Plan not to scale.



Ground Floor
Approx. 94.5 sq. metres (1017.4 sq. feet)

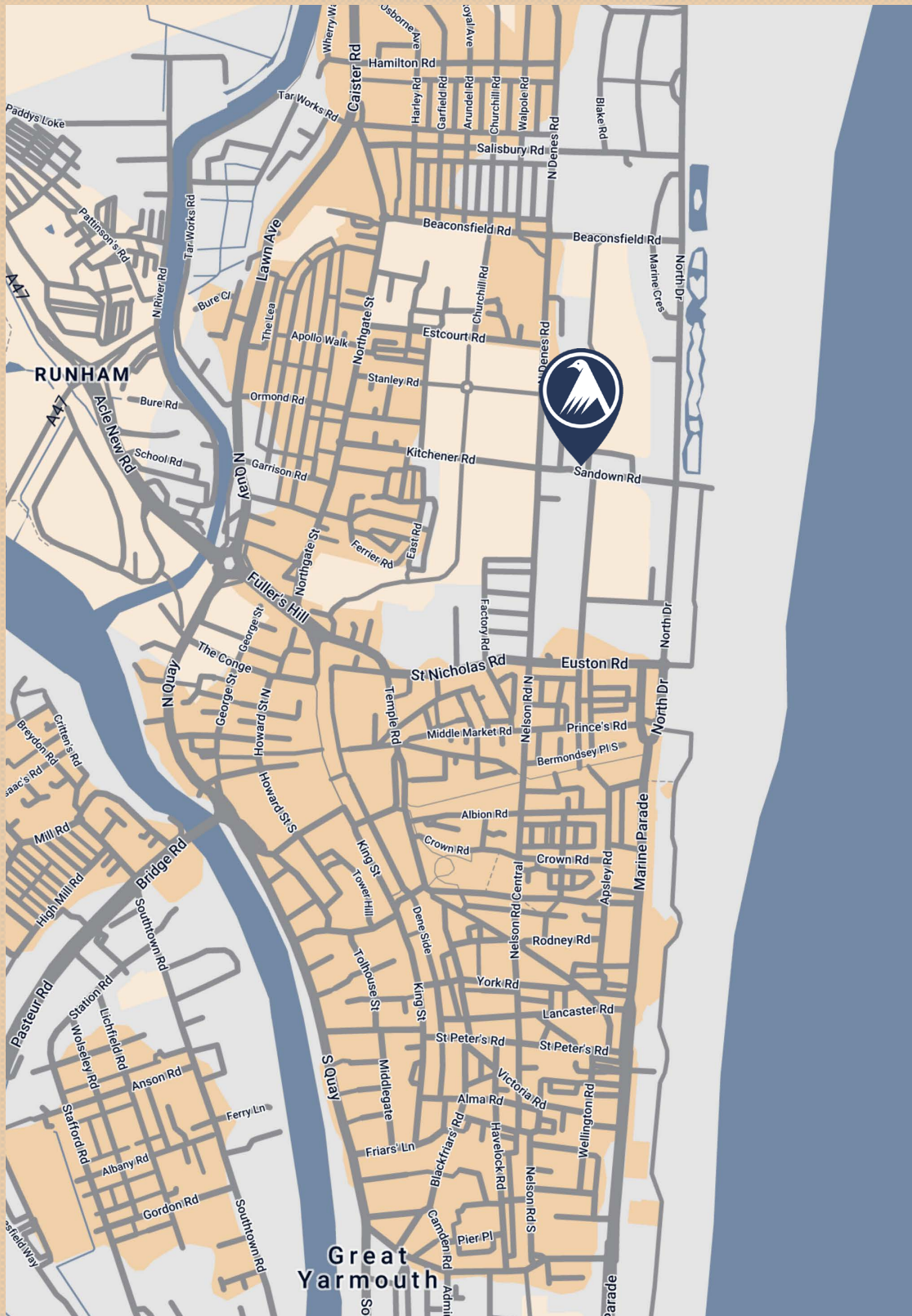


First Floor
Approx. 63.7 sq. metres (686.2 sq. feet)



Outbuilding
Approx. 34.8 sq. metres (374.2 sq. feet)

Ref: 7352



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