

Apartment (EPC Rating: B)

LEASEHOLD - SHARE OF  
FREEHOLD



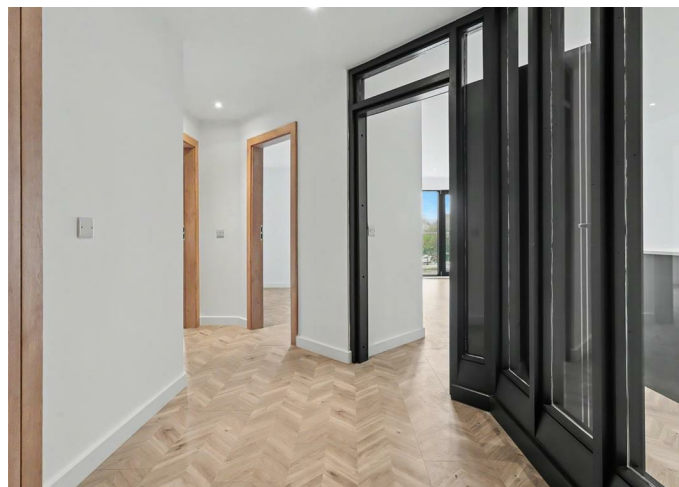
**5 SIDEGATE ROAD  
RUNHAM VAUXHALL  
GREAT YARMOUTH  
NR30 1AX**

Offers In Excess Of

**£150,000**

FEATURES

- Contemporary Design
- River Views
- Luxury Ensuite
- Two Bedrooms
- Private Balcony
- Second Floor
- Bespoke Kitchen
- Separate Shower Room
- Open Plan Living
- Two Parking Spaces



**Ben Allman**  
Estate & Letting Agents

# 2 Bedroom Apartment located in Great Yarmouth

An exclusive collection of ten beautifully crafted riverside apartments, where contemporary elegance meets effortless coastal living.

Designed with exceptional attention to detail, each residence offers sophisticated open-plan interiors, premium specifications, and private balconies that frame picturesque views across the tranquil River Bure. Flooded with natural light and finished to an impeccable standard, these homes provide a seamless blend of style, comfort, and functionality.

Perfectly positioned moments from the coastline and within easy reach of local amenities, River Gardens presents a rare opportunity to embrace an enviable waterside lifestyle. Whether you're purchasing your first home, seeking a refined coastal retreat, or investing in a home that combines timeless design with everyday convenience, River Gardens delivers understated luxury in an exceptional setting.

River Gardens is an exclusive collection of just eight beautifully appointed two-bedroom apartments, thoughtfully designed to deliver contemporary riverside living with exceptional comfort and style. Each home features light-filled open-plan living spaces, bespoke kitchens, premium finishes from trusted suppliers, and a private balcony offering tranquil views across the River Bure. The well-considered layouts include two generous bedrooms, a luxurious en-suite to the principal bedroom, a separate shower room, two allocated parking spaces, and secure undercroft storage. Enhancing the sense of exclusivity, every apartment also benefits from a private allocated garden extending to the river's edge—an idyllic setting for relaxing, entertaining, or simply enjoying the peaceful waterfront surroundings. River Gardens offers a rare opportunity to experience elegant coastal living in an exceptional location.

## LOCATION

Perfectly positioned in the heart of Great Yarmouth, Bridge Road enjoys an enviable location that effortlessly combines coastal charm with everyday convenience. From independent boutiques and vibrant cafés to an excellent selection of restaurants, schools, and essential amenities, everything you need is within easy reach.

Renowned for its golden sandy beaches and expansive seafront promenade, Great Yarmouth offers an exceptional coastal lifestyle, where days can be spent enjoying the shoreline, waterfront walks, and the town's rich maritime heritage. Historic landmarks, cultural attractions,

and family favourites, including Britannia Pier and the Sea Life Centre, add to the area's enduring appeal.

With excellent transport connections to Norwich and the wider Norfolk region, Bridge Road provides the perfect balance of relaxed seaside living and modern connectivity, making it an outstanding location for homeowners seeking both lifestyle and convenience.

## ENTRANCE HALL

A welcoming entrance hall sets the tone for the apartment, offering a bright and elegant first impression. A striking graphite glazed panel feature wall creates a contemporary architectural focal point, allowing natural light to flow effortlessly through the space while adding depth and sophistication. Thoughtfully designed with clean lines and generous proportions, the hallway provides seamless access to all principal rooms, complemented by useful built-in storage and a secure entry system.

## SHOWER ROOM

Serving the second bedroom and living accommodation, the beautifully finished shower room features a contemporary suite, elegant tiling, a walk-in shower, vanity basin, and premium fittings, reflecting the same attention to detail found throughout the apartment.

## OPEN PLAN LIVING/KITCHEN/DINING

290 x 90+

A striking centrepiece of the home, this beautifully appointed designer open-plan kitchen combines clean architectural lines with refined contemporary finishes. Sleek charcoal cabinetry is perfectly complemented by pristine quartz worktops, while the expansive breakfast island provides both a stylish focal point and an ideal space for casual dining and entertaining. Thoughtfully designed with a minimalist aesthetic, the kitchen is enhanced by integrated appliances, recessed LED lighting and elegant herringbone flooring, creating a sophisticated yet highly functional environment. Seamlessly flowing into the impressive open-plan living and dining area, the space is flooded with natural light, offering a relaxed yet elegant setting for everyday living and entertaining alike. Full-height glazing and French doors open onto a private balcony, extending the living space outdoors and providing the perfect place to unwind while enjoying peaceful views across the River Bure.

### PRIMARY BEDROOM

'10', '9'

Beautifully presented in a refined contemporary style, this generous double bedroom offers a peaceful and sophisticated retreat. Finished in a crisp neutral palette with elegant herringbone flooring, the space is flooded with natural light, creating an atmosphere of understated luxury and calm.

A striking corner window frames picturesque riverside views, providing a captivating backdrop and allowing sunlight to pour into the room throughout the day. The unique architectural glazing enhances the sense of space while offering an ever-changing outlook across the waterfront, making this an exceptional place to wake each morning.

### EN-SUITE

Elegantly finished with contemporary fittings, premium tiling, and high-quality sanitaryware, the en-suite provides a luxurious and practical space with a walk-in shower, vanity unit, heated towel rail, and stylish modern fixtures.

### BEDROOM TWO

A beautifully proportioned and versatile second bedroom, thoughtfully designed to provide an elegant retreat for guests, family, or a sophisticated home office. Finished with exquisite herringbone flooring and crisp neutral walls, the space exudes a calm, contemporary ambience, creating the perfect backdrop for both relaxation and productivity. Flooded with natural light and completed to an exceptional standard, this beautifully appointed room reflects the apartment's refined design aesthetic, effortlessly combining timeless elegance with everyday comfort.





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#### PRIVATE BALCONY

Extending the living space outdoors, the generous private balcony provides the perfect setting for morning coffee, evening entertaining, or simply relaxing while taking in the peaceful riverside outlook. Offering uninterrupted views across the River Bure, it is a true highlight of this exceptional home.

#### OUTSIDE

Residents benefit from two allocated parking spaces, secure undercroft storage, and the rare luxury of a private allocated riverside garden extending to the water's edge. Beautifully positioned to embrace the tranquil surroundings, this exclusive outdoor space provides an idyllic setting for relaxing and enjoying the ever-changing riverside landscape.

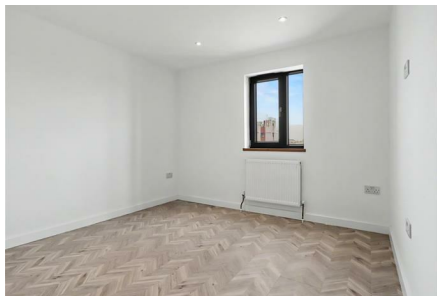
#### AGENTS NOTE

We understand that this property is a share of freehold, with the other flats within the development, with 125 years left on the lease.

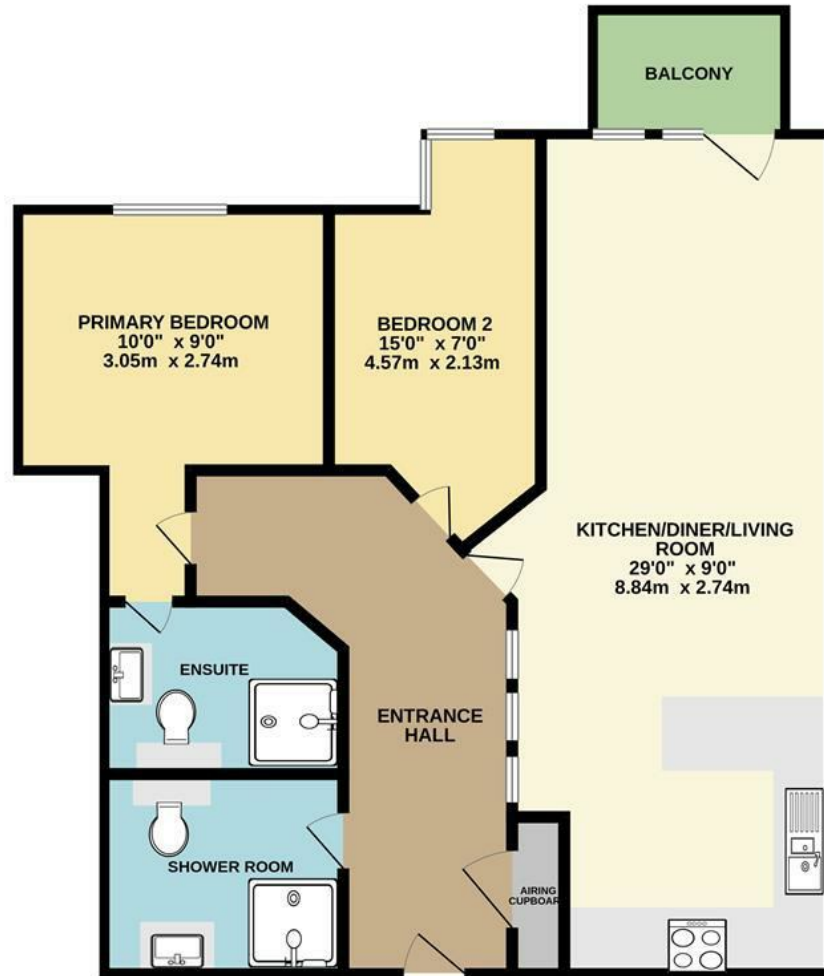
Each property will be issued a private strip of land leading down to the River Bure.

Maintenance fees - Approx £115 pcm.

Council Tax Band: A



SECOND 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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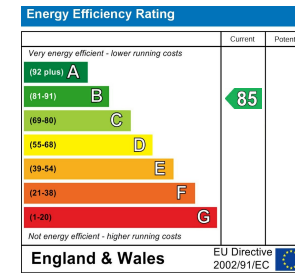
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<https://www.baela.co.uk>

Council Tax Band

A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

