



## Commercial, 15 Marine Parade, Lowestoft, Suffolk, NR33 0QL

This chain-free guest house boasts stunning direct sea views opposite Lowestoft Beach and offers versatile living across four floors. With 7 bedrooms, it's perfect as a spacious family home or a lucrative guest house. The property features 4 shower rooms, a utility room, and original features throughout, complemented by neutral décor ready for your personal touch. Off-road parking is available for multiple vehicles at the rear. Enjoy a sitting room with sea views, all just a short stroll from shops, local amenities, award-winning sandy beaches, and Victorian seafront gardens.

- Stunning direct sea views opposite Lowestoft Beach
- Chain free guest house
- 7 bedrooms, suitable as a spacious family home (STP) or guest house
- Set over 4 floors
- 4 shower rooms plus a utility room
- Off-road parking at the rear for multiple vehicles
- Close to shops, local amenities & schools
- Period features
- Sitting room with direct sea views
- Opportunity to add your own personal touch

£310,000



**TOTAL FLOOR AREA: 2004 sq.ft. (186.2 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	