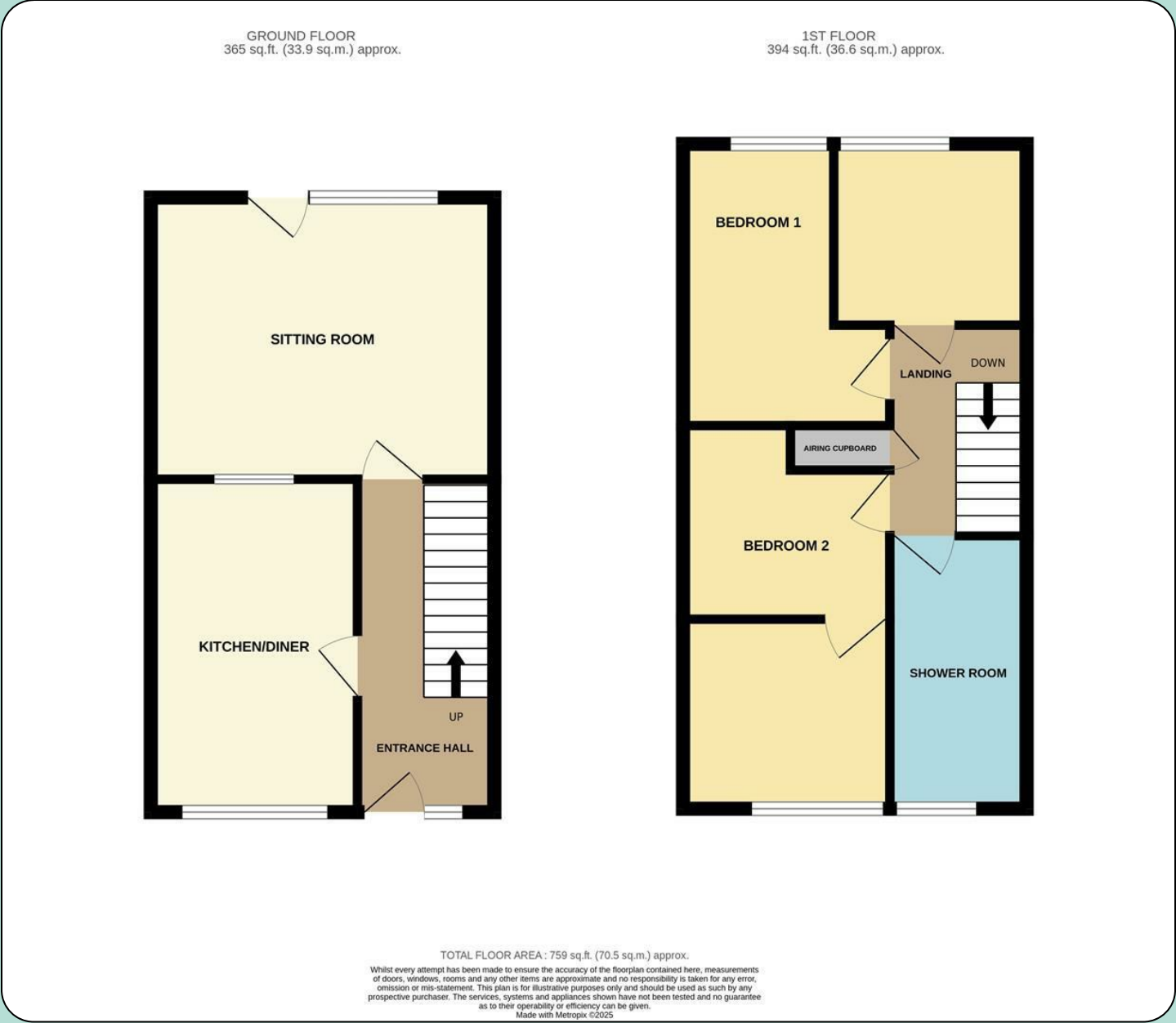


Tenure: Leasehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£70,000
Asking Price



Chapel Court

Lowestoft, NR32 1LD

- CHAIN FREE
- First-floor maisonette
- Spacious sitting room with balcony
- Fitted kitchen
- Opportunity to put your own stamp on it!
- Close to local amenities and shops
- Well-suited for first-time buyers or buy-to-let investors
- Double glazing throughout
- Close to public transport links
- First floor shower room



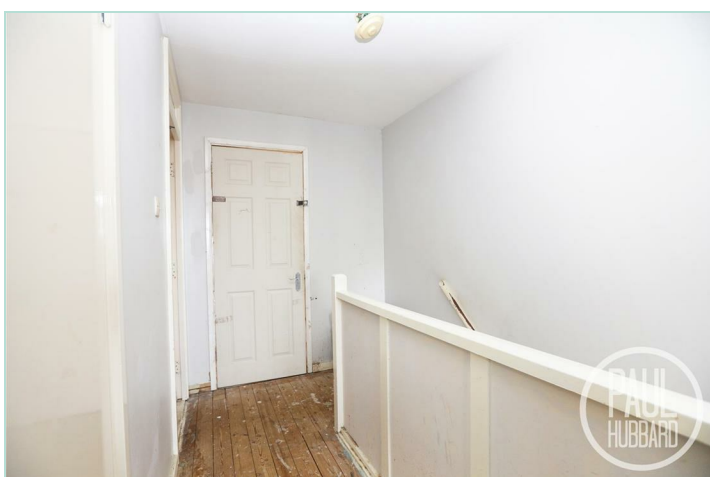
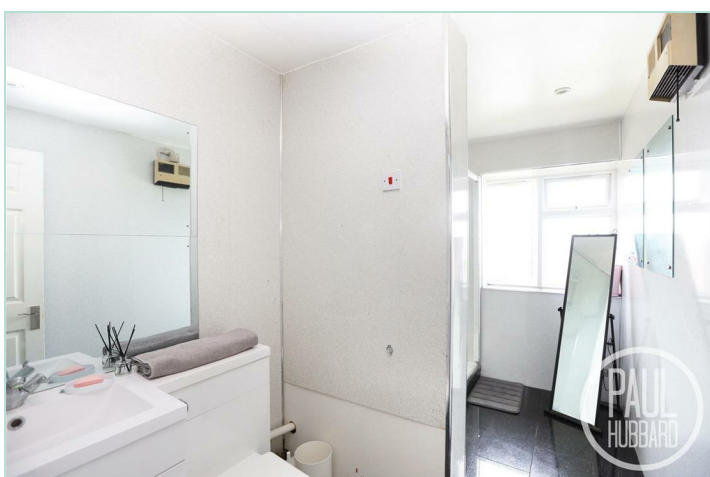
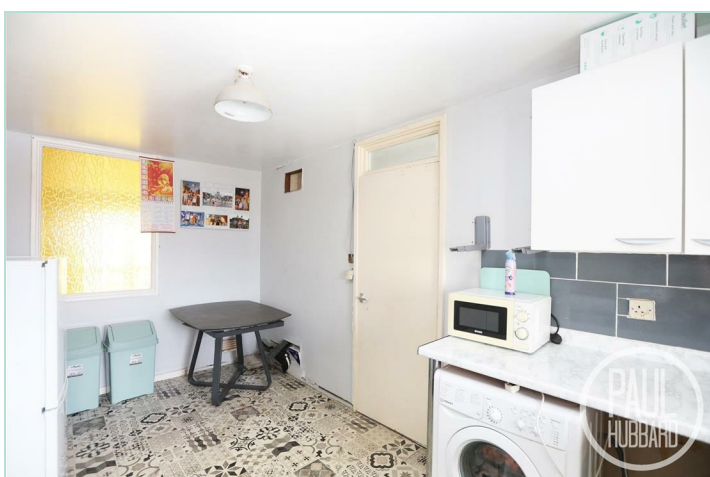
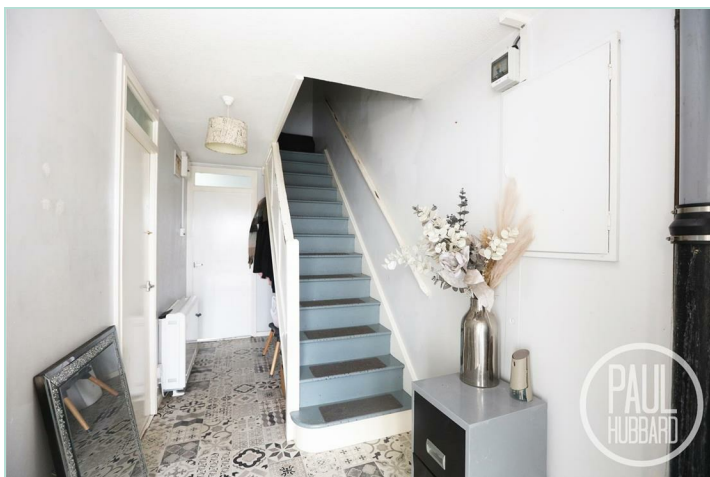
Paul Hubbard Estate Agents
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Suffolk
NR33 0BB

Contact Us
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01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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t - 01502 531218



Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Entrance hall

UPVC double glazed entrance door and window to the front aspect, vinyl flooring throughout, electric radiator, stairs leading to the first floor landing and doors opening to the kitchen and sitting room.

Kitchen/ Diner

4.23m x 2.32m

UPVC double glazed window to the front aspect, vinyl flooring throughout, obscure internal window to the rear, units above and below, stainless steel sink with drainer and spaces for a washing machine, oven and a fridge/ freezer.

Sitting room

4.62m x 3.58m

UPVC double glazed windows and door to the rear aspect, laminate flooring throughout and X2 electric radiators.

Stairs leading to the first floor landing

Wood flooring throughout, loft hatch, doors opening to the bathroom, bedrooms 1-3 and an airing cupboard.

Bedroom 1

4.59m x 2.75m

The room has been divided with a stud wall, and benefits from two UPVC double-glazed windows to the rear aspect, with carpet flooring throughout."

Bedroom 2

4.30m x 4.01m

UPVC double-glazed window to the front aspect, carpet flooring throughout, and a door providing access where the original room has been divided by a stud wall.

Shower room

3.59m x 1.78m

UPVC double glazed obscure window to the front aspect, tile flooring throughout, vanity unit with inset sink and toilet and a shower within an enclosed glass cubicle.

Outside

First-floor apartment with access via the main entrance door, communal hallway, and buzzer entry system.

Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Agent note

Ground rent- £10pcm

