

Flat 2, Lancing Court Rectory Road

, Kirkley, NR33 0BU

Asking Price £200,000

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This charming ground floor maisonette is set within a stunning period building dating back to circa 1896, once home to Lancing House School for Boys, just moments from the award-winning Lowestoft beach and beautiful Kensington Gardens. Offering two spacious double bedrooms, including a master with en-suite bathroom and a separate shower room, the home is filled with character and period features throughout. The generous kitchen/diner comes fully equipped, while the elegant sitting room features a gas fireplace, under-stair storage, and access to a private, south-west facing rear garden—ideal for outdoor living. Additional benefits include gas central heating with a combi boiler (installed 2018), off-road parking, an en-bloc garage with power, and a low-maintenance front garden. The electrics were recently updated with a new consumer unit and safety certificate, and an alarm system is installed. Beneath the carpet in the sitting room lies polished hardwood flooring, adding further potential to this unique and historic home.







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
Main entrance door & x2 timber frame double glazed sash windows to the front aspect, laminate flooring, radiator and doors opening to the lounge/diner, kitchen/breakfast room, bedrooms 1-2 and the shower room.

Bedroom 2 11'11" x 9'1" (3.65 x 2.79)
Fitted carpet, x2 UPVC double glazed sash windows to the front aspect and a radiator.

Bedroom 1 14'11" x 11'11" (4.57 x 3.65)
Fitted carpet, x2 UPVC double glazed sash windows to the rear aspect, fitted shutters, x2 radiators and a door opening into the en-suite bathroom.

En-suite Bathroom 7'11" x 6'4" (2.42 x 1.95)
Tile flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps and a panelled bath with a mixer tap.

Shower room 7'6" max x 3'11" max (2.31 max x 1.20 max)
Tile flooring, radiator, toilet, wall-mounted corner wash basin with mixer tap, a mains-fed shower set into a cubicle enclose and tile splash backs.

Kitchen/ Breakfast Room 13'11" max x 10'4" max (4.26 max x 3.16 max)
Tile flooring, x2 UPVC double glazed windows to the front aspect, radiator, gas combi boiler (installed 2018), units above & below, inset composite sink & drainer with mixer tap, filtered water, water softener, stainless steel extractor hood, tile splash backs and a fridge-freezer, washing machine, tumble drier & an oven with a gas hob are included in the sale.

Sitting Room 18'4" x 12'7" (5.60 x 3.86)
Fitted carpet, x2 UPVC double glazed sash windows to the rear aspect, fitted shutter blinds, x2 radiators, gas fireplace, a large under-stair storage cupboard (housing the consumer unit) and a UPVC door opens out to the rear garden.

Outside
Gated access opens to a private, fully paved front garden with decorative shingle borders. The space is low-maintenance and neatly presented. It leads directly to the main entrance door, which is sheltered by a storm porch. The frontage is partially enclosed by a brick wall, offering privacy.

The rear garden enjoys a sunny south-west facing aspect, ideal for afternoon and evening sun. A spacious patio provides plenty of room for outdoor seating and entertaining. Decorative shingle borders and mature shrubs add texture and interest. There's also a raised decking area, perfect for relaxing or dining outdoors. Additional features include an outdoor tap and a timber storage shed, which benefits from both light and power. A pedestrian access door leads to the rear of the garage. A rear gate also provides right of way for emergency access. The garden is fully enclosed, offering a secure and private outdoor space.

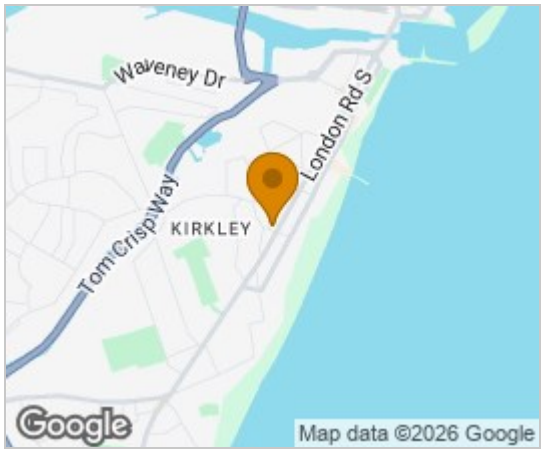
Garage 8'2" x 14'7" (2.5 x 4.46)
The garage is located en-bloc and accessed via a side road. It is equipped with light and power, making it ideal for secure parking or storage. There is an up-and-over door to the front and a pedestrian door from the garden. Both the garage and shed have electrical connections.

Lease information
The property is leasehold with a one-fifth share of the freehold held via the Management Company.

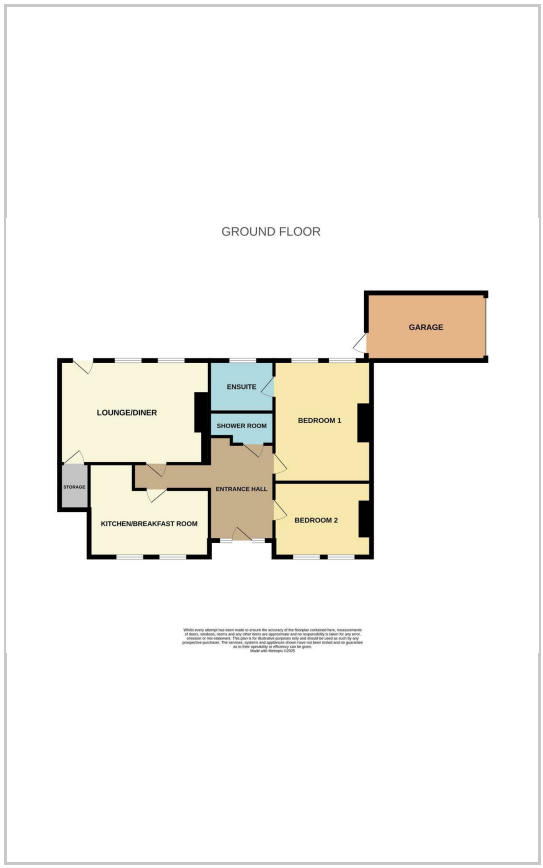
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Buyer AML - £42 inc VAT
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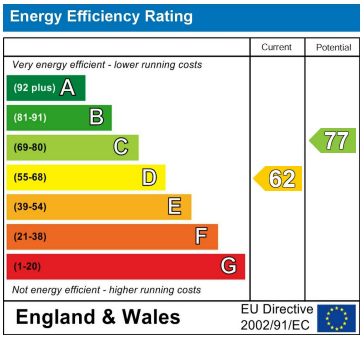
Area Map



Floor Plans



Energy Efficiency Graph



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