www.paulhubbardonline.com

£330,000
Asking Price

Marine Parade

Lowestoft, NR33 0QL

- 5 Bedrooms – generous family accommodation
- Three Reception Rooms – versatile living spaces
- Sitting Room & Dining Room – traditional living layout
- 4 Kitchens – ideal for multi-generational living or rentals
- 3 Shower Rooms & 2 WCs – excellent facilities for a large household
- Rear Garden – private outdoor space
- Parking at the Rear – convenient off-street parking
- Stunning Sea Views
- Mid-Terraced Location – charming and central within Kirkley
- Chain free

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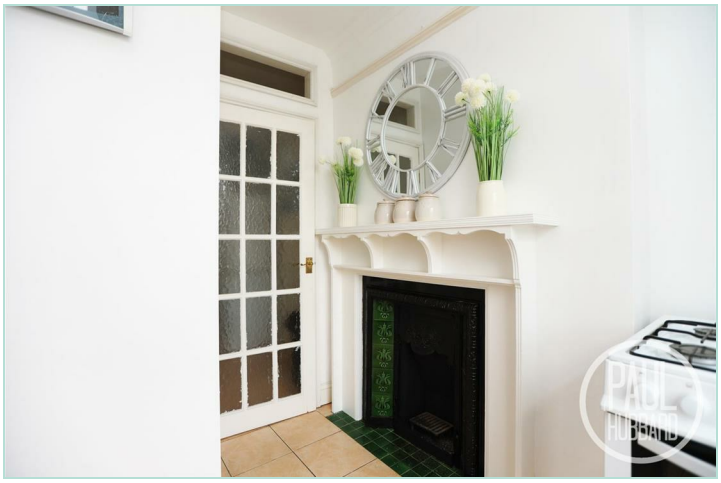
e - info@paulhubbardonline.com t - 01502 531218



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.

Ground floor- Porch

3.39m x 1.20m

UPVC double glazed door to the front aspect, carpet flooring throughout and a door opening to the hallway.

Ground floor- Hallway

Carpet flooring throughout, stairs leading to the first floor landing and a door opening to the sitting room.

Ground floor- Sitting room

5.48m to bay x 4.22m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, X2 radiators, a feature fireplace and doors opening into bedroom 3.

Ground floor- Bedroom 3

3.42m x 3.18m

UPVC double glazed window to the rear aspect, built in storage, a radiator and a door opening to the rear hall.

Ground floor- Rear hall

Carpet flooring throughout and doors opening to the basement level and a utility room.

Ground floor- Utility room

Tiled flooring throughout and doors opening to the shower room and a kitchen.

Ground floor- Shower room

2.69m x 1.29m

Tiled flooring throughout, part tiled walls, pedestal wash basin, toilet, shower within an enclosed glass cubicle and a radiator.

Ground floor- Kitchen

2.73m x 2.62m

UPVC double glazed window to the rear aspect, tiled flooring throughout, units above and below, stainless steel sink with drainer, spaces for appliances, a radiator and a feature fireplace.

Stairs leading to the basement level

Carpet flooring throughout, a radiator, under-stair storage and doors opening to a reception room, bedrooms 4-5, rear hall, dining room, kitchen and a shower room.

Basement floor- Bedroom 5/ Study

3.39m x 1.20m

Window to the front aspect and carpet flooring throughout.

Basement floor- Reception room

5/22m max x 4.11m

UPVC double glazed obscure window and door to the front aspect, carpet flooring throughout, X2 radiators and built in storage cupboards.

Basement floor- Bedroom 4
3.52m x 3.08m
Internal obscure window to the rear aspect, carpet flooring throughout, a radiator and built in storage cupboards.

Basement floor- Hallway
Tiled flooring throughout, sky light and a door opening to the rear garden.

Basement floor- Dining room
4.14m max x 3.61m
UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator, built in storage and a door opening to the rear hall.

Basement floor- Rear hall
Tiled flooring throughout and doors opening to the shower room and kitchen.

Basement floor- Shower room
1.87m x 1.30m
UPVC double glazed obscure window to the side aspect, tiled flooring throughout, tiled walls, wall mounted hand wash basin, toilet, shower within an enclosed glass cubicle and a heated towel rail.

Basement floor- Kitchen
3.01m x 2.28m
UPVC double glazed window to the rear aspect, tiled flooring throughout, part tiled walls, a radiator, units above and below, integrated oven, hob, and an extractor fan, spaces for a fridge/ freezer and a washing machine.

Stairs leading to the first floor landing
Carpet flooring throughout, stairs leading to the third floor landing and doors opening to the reception room, bedroom 1, rear hall, WC, shower room and a kitchen.

First floor- Reception room
5.25m to bay x 4.22m
UPVC double glazed bay window to the front aspect, carpet flooring throughout, feature fireplace, a radiator, and a built in window seat.

First floor- Bedroom 1
3.56m x 3.29m
UPVC double glazed window to the rear aspect, feature fireplace and a radiator.

First floor- WC
1.61m x 0.90m
Window to the side aspect, tiled flooring throughout, wall mounted hand wash basin and a toilet.

First floor- Shower room
1.67m x 0.88m
Obscure window to the side aspect, tiled flooring throughout, tiled walls and a shower within an enclosed glass cubicle.

First floor- Kitchen
2.71m x 2.60m
UPVC double glazed window to the rear aspect, tiled flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, spaces for appliances and a wall mounted boiler.

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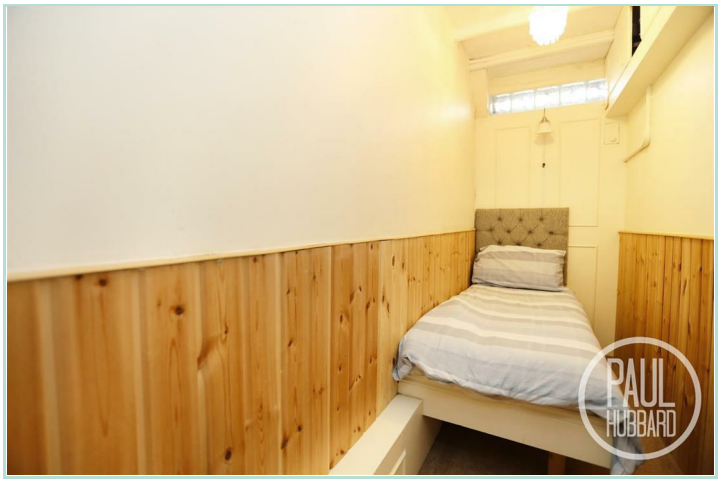
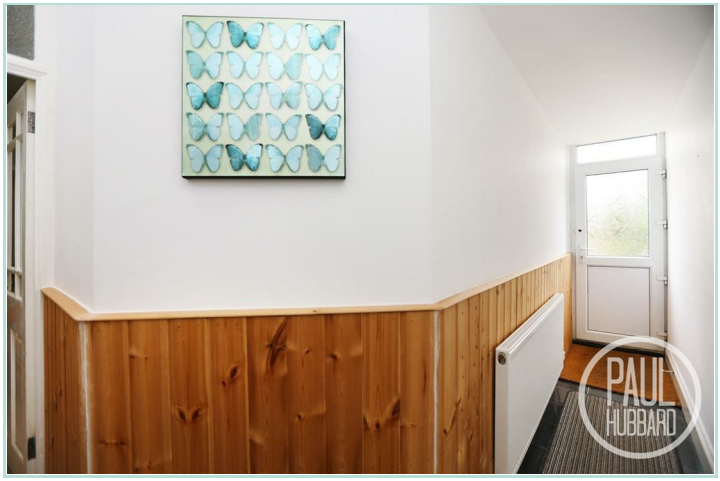




Stairs leading to the second floor landing
Carpet flooring throughout, loft hatch and doors opening to the WC, kitchen, reception room, bedroom 2 and a storage cupboard.

Second floor- WC
1.36m x 1.15m
UPVC double glazed obscure window to the rear aspect, tiled flooring throughout, toilet and an airing cupboard.

Second floor- Bedroom 2
3.47m x 3.29m
UPVC double glazed window to the rear aspect, carpet flooring throughout, feature fireplace, vanity unit with inset sink and a shower within an enclosed glass cubicle.

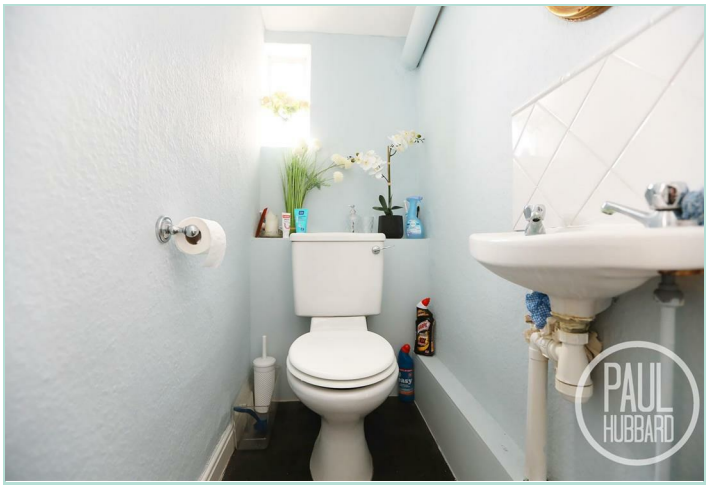
Second floor- Reception room
4.41m x 4.23m
UPVC double glazed window to the front aspect, carpet flooring throughout, feature fireplace and a wall mounted consumer unit.

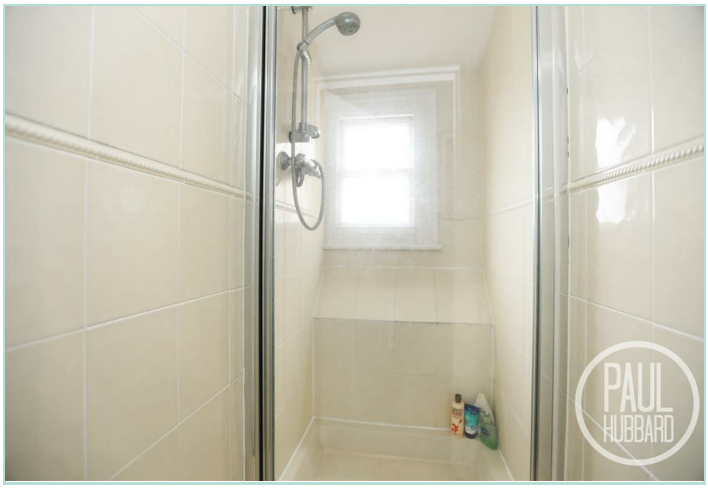
Second floor- Kitchen
3.63m x 2.48m
UPVC double glazed window to the front aspect, vinyl flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer space for a washing machine and a fridge/ freezer.

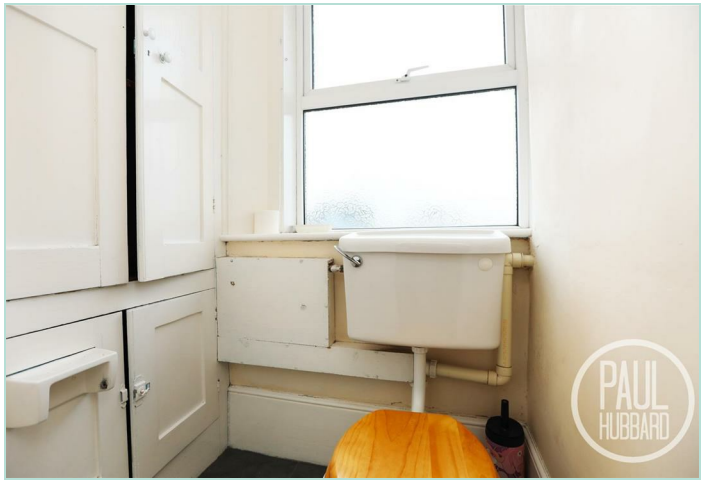
Outside
To the front:
A pathway leads to the main entrance door, with steps descending to the basement entrance. The property enjoys sea views and is within walking distance of the beach.

To the rear:
The rear features parking with gated access to the road, a patio area, and a stoned area. There is a garage, along with plants, trees, and shrubs, all enclosed by a stone wall.

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.

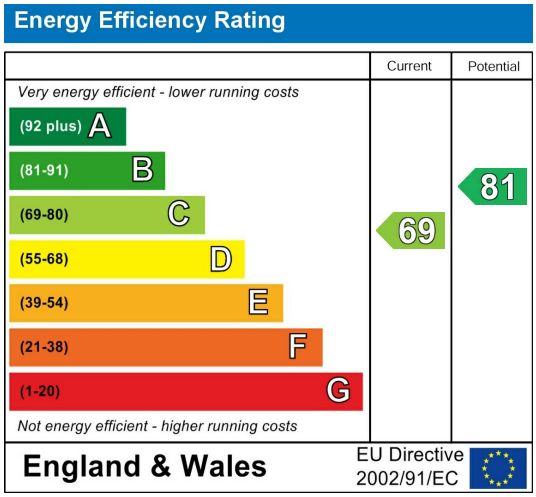






EAST COAST CINEMA

Tenure: Freehold
Council Tax Band: D
EPC Rating: C
Local Authority: East Suffolk



Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
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 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