

£200,000  
Guide Price

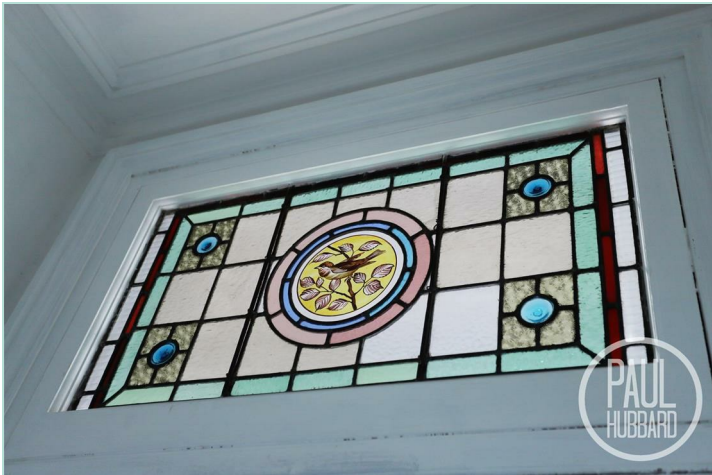


## Regent Road Lowestoft, NR32 1PB

- Bay fronted family home with period features throughout
- 3 double bedrooms
- A full electrical rewire has been carried out
- Fully renovated to a high standard
- Ground floor shower room, first floor bathroom & separate cloakroom
- Chain free
- Brand new kitchen & bathrooms
- Gas central heating with brand new combi boiler & all new radiators
- Close to local amenities, shops & schools
- Great transport links

**PAUL  
HUBBARD**





## 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

Entrance door to the front aspect, laminate flooring, radiator, cupboard housing the consumer unit, alarm system, original period features, stairs leading to the first floor landing and doors opening to the sitting room, dining room, kitchen and under-stair storage cupboard.

## Sitting Room

4.63m to bay x 3.80m

UPVC double glazed bay window to the front aspect, fitted carpet, period fireplace and a radiator.

## Dining Room

3.94m x 3.27m

UPVC double glazed door to the rear aspect, fitted carpet and a radiator.

## Kitchen/ Breakfast Room

4.18m x 2.94m

x2 UPVC double glazed windows to the side aspect, vinyl flooring, units above and below, laminate work surfaces, composite sink & drainer with mixer tap, integrated double oven, fridge, dishwasher, stainless steel extractor fan and a ceramic hob, freestanding fridge/ freezer, x3 built-in storage cupboards, breakfast bar with stools, vertical radiator and a door opening into the utility room.



### Utility Room

2.37m x 0.98m

Vinyl flooring, radiator, base unit housing integrated washing machine, laminate work surface, a door opens to the ground floor shower room and a UPVC door opens out to the rear garden.

### Ground Floor Shower Room

2.32m x 1.32m

UPVC double glazed obscure window to the side aspect, vinyl flooring, vertical radiator, down lights, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap, mains-fed shower with both rainfall & handheld heads set into a cubicle enclosure and aqua board wall panels.



### Stairs leading to the First Floor Landing

A split level landing featuring fitted carpet, loft access hatch, radiator, doors opening into the cloakroom, bathroom and bedrooms 1-3.

### Bedroom 1

4.62m to bay x 3.30m

UPVC double glazed bay window to the front aspect, fitted carpet and a radiator.

### Bedroom 2

3.94m to bay x 3.31m

UPVC double glazed window to the rear aspect, fitted carpet and a radiator.



### Bedroom 3

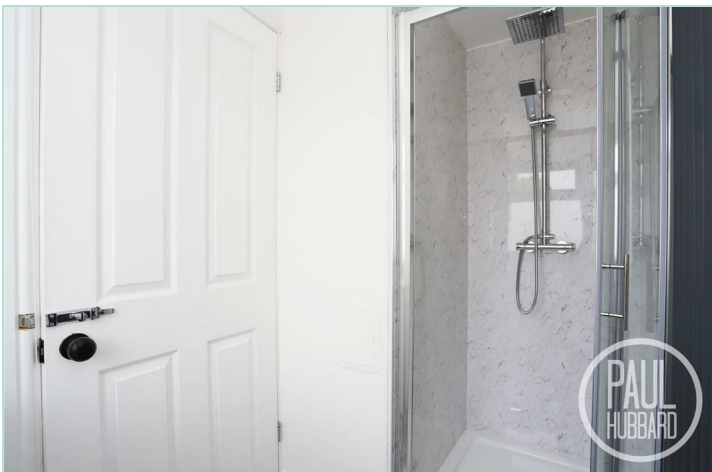
3.14m x 2.93m

UPVC double glazed window to the rear aspect, fitted carpet and a radiator.

### Bathroom

2.86m x 1.81m

UPVC double glazed obscure window to the front aspect, vinyl flooring, wash basin set into a vanity unit with a mixer tap, shaver point, panelled bath with a mains-fed shower set above with both rainfall & handheld heads, aqua board wall panels, toilet and a vertical radiator.









### Cloakroom

1.61m x 0.91m

UPVC double glazed obscure window to the side aspect, vinyl flooring, wash basin set into a vanity unit with a mixer tap, aqua board splash back, toilet and a wall-mounted gas combi boiler.

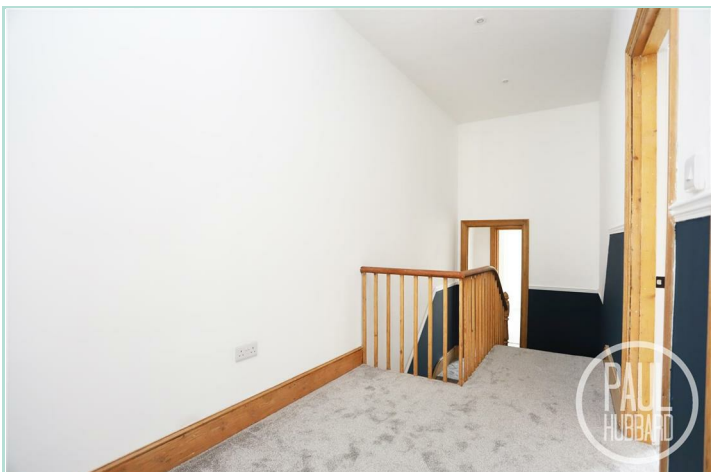
### Outside

To the front a gated, decorative pathway leading to the main entrance door, recently painted for a fresh and welcoming appearance.

To the rear a fully enclosed, southwest-facing garden features a combination of paved and shingle areas, ready for customisation and making your own. The space includes a mature, brick-built outhouses and gated access to a side pathway.

### Financial services

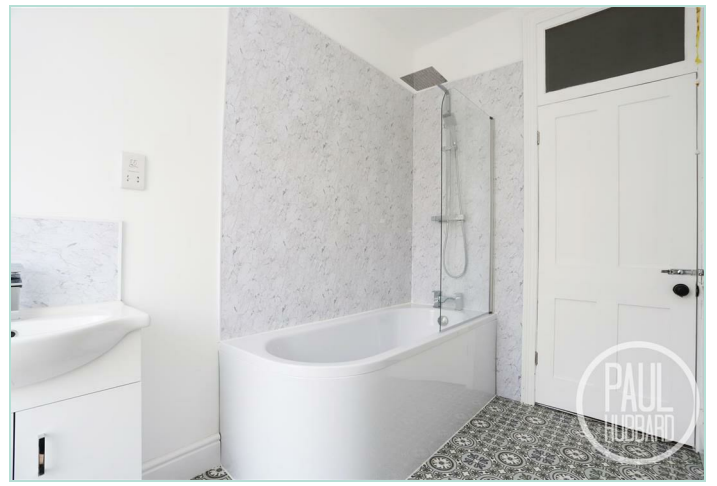
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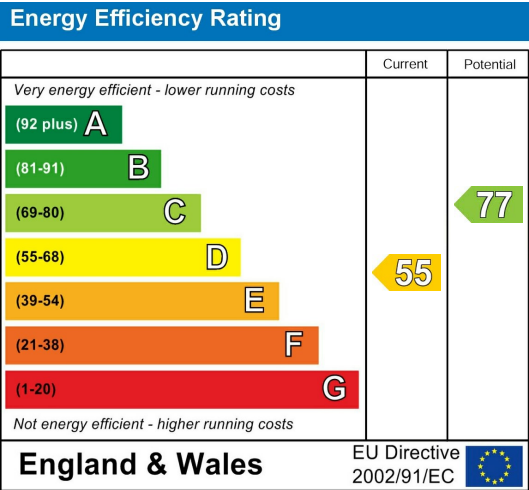




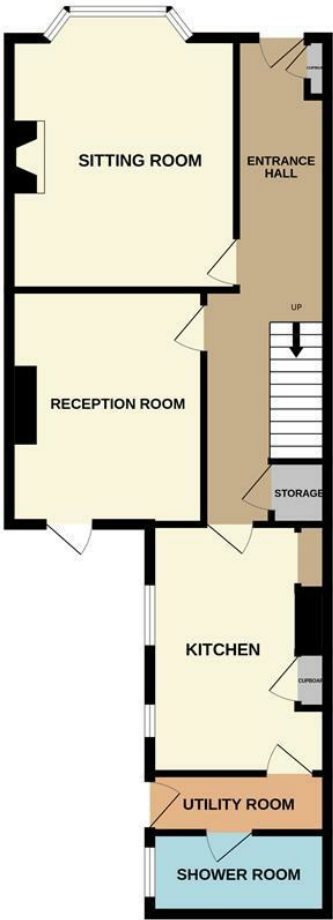




Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D  
Local Authority: East Suffolk Council



GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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