

£325,000
Asking Price



Marine Parade

Lowestoft, NR33 0QN

- Gorgeous Victorian family home set over 4 floors
- 6 bedrooms
- Spacious reception rooms
- Fully enclosed rear garden
- Off road parking for multiple vehicles
- Direct sea views
- An exciting opportunity to make your own
- Moments from the gorgeous sandy Lowestoft beach
- Great transport links via. bus & rail
- Close to local amenities & shops





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 Entrance

Main entrance door to the front aspect, fitted carpet and a door opens into the hallway.

Ground Floor Hallway

Fitted carpet, radiator, stairs leading to the first floor landing, stairs down to the basement level and a door opens into the sitting room.

Stairs leading down to the Basement Level

Fitted carpet, tile flooring, radiator and doors opening to the kitchen, dining room, a cloakroom and out to the rear garden.

Basement Kitchen

Tile flooring, UPVC double glazed window to the rear aspect, gas boiler, units above & below, laminate work surfaces, tile splash backs, inset stainless steel double sink & drainer with mixer tap and spaces for an oven, washing machine & fridge freezer.

Basement Dining Room

Tile flooring, UPVC double glazed sash window to the front aspect, radiator, fireplace and an opening to a storage cupboard.

Basement Cloakroom

Tile flooring, toilet, wall-mounted wash basin with hot & cold taps, a tile splash back and an under-stair storage cupboard.

Ground Floor Sitting Room

Fitted carpet, UPVC double glazed sash bay window to the front aspect with direct sea views, radiator, electric fireplace and a door opens into the bedroom/ study.

Ground Floor Bedroom/ Study

Fitted carpet, UPVC double glazed sash window to the rear aspect, a fitted shower cubicle with a mains-fed shower, fitted storage cupboards and a door opens into the ensuite WC.

Ground Floor Ensuite WC

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, toilet and a wall-mounted wash basin with hot & cold taps.

Stairs leading to the First Floor Landing

A split landing leading to a WC, then up to 3 bedrooms. Comprising fitted carpet and a doorway opening to the stairs which lead up to the second floor landing.

First Floor WC

Fitted carpet tiles, UPVC double glazed obscure window to the rear aspect, toilet, corner wash basin with hot & cold taps and tile splash backs.

Bedroom 1

Fitted carpet, UPVC double glazed sash bay windows with direct sea views, radiator, built-in window seat, a pedestal wash basin with hot & cold taps and tile splash backs.





Bedroom 2

Fitted carpet, UPVC double glazed sash window to the rear aspect, radiator, electric fireplace, a wall mounted wash basin with hot & cold taps and tile splash backs.

Bedroom 3

Fitted carpet, UPVC double glazed sash window with direct sea views and a radiator.

Stairs leading to the Second Floor Landing

A split-level landing leading to a shower room, then up to 2 further bedrooms. Comprising fitted carpet, loft access and built in storage cupboards.

Bedroom 4

Fitted carpet, UPVC double glazed sash window with sea views, radiator, a pedestal wash basin with hot & cold taps and tile splash backs.

Bedroom 5

Fitted carpet, UPVC double glazed sash window to the rear aspect, radiator, a wash basin set into a vanity unit with hot & cold taps and tile splash backs.

Second Floor Shower Room

UPVC double glazed obscure window to the rear aspect, radiator, part-tiled walls, toilet, corner wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.

Outside

At the front, a neatly laid lawn is enclosed by wrought iron fencing, with a pathway leading to the main entrance door, which is sheltered by a storm porch.

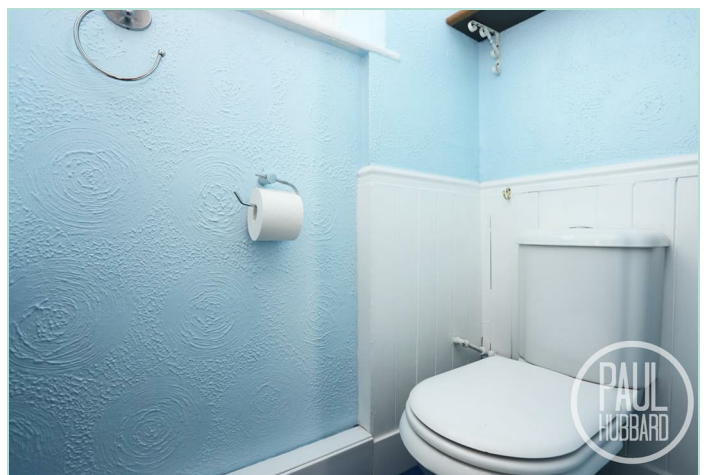
At the rear, you can access the garden through the basement door, where a small courtyard welcomes you. Steps lead up to the west-facing garden, which enjoys afternoon sunlight. The garden features a low-maintenance artificial lawn bordered by mature plants and shrubs, a patio area ideal for outdoor dining, and two timber storage sheds. It is fully enclosed by a brick wall for added privacy. A rear gate provides access to generous private off-road parking.

Financial Services

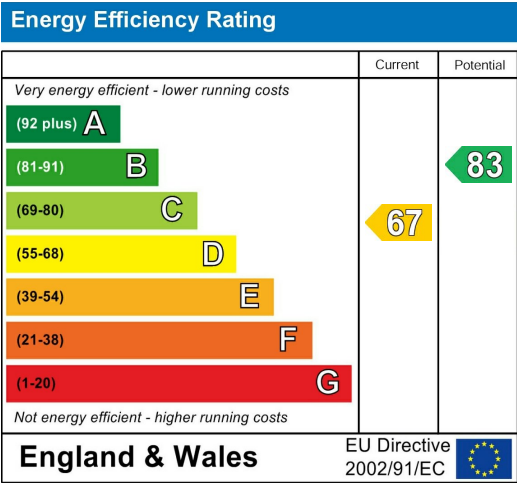
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Tenure: Freehold
 Council Tax Band: D
 EPC Rating: D
 Local Authority: East Suffolk Council



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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