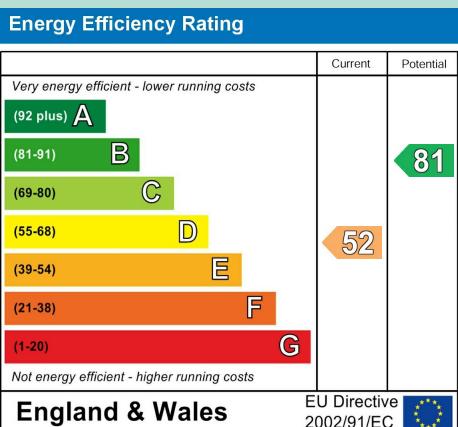


Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: E  
 Local Authority: East Suffolk Council



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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.



## Marine Parade Lowestoft, NR33 0QL

- Modern kitchen & bathroom
- 2 bedroom maisonette
- Off road parking
- Stunning sea views
- Period features
- Terrace and garden
- Directly onto Lowestoft promenade
- Walking distance to all local amenities

**PAUL  
 HUBBARD**



#### Location

This 2 bedroom maisonette is situated in Lowestoft, 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

A UPVC Double glazed door opens into the entrance hallway which consists of, carpet flooring and door opening into apartment 1.

#### Lounge

16'8" x 13'9"

Bay timber window to front aspect with original shutter boxes and bespoke fitted shutter blinds, open window from the lounge to the dining room, carpet flooring, x2 radiators, electric fire with marble surround and an opening leads into the dining room.

#### Dining Room

11'9" x 11'1"

UPVC double glazed French doors opening onto roof terrace, carpet flooring, radiator and door opening into inner hallway.

#### Roof Terrace

South facing roof terrace with decorative tiled flooring and Perspex privacy shield.

#### Inner Hall

Carpet flooring, stairs leading down to lower level, 2 x doors opening into storage cupboards, door opening into bathroom and hallway opens to utility area.

#### Utility Area

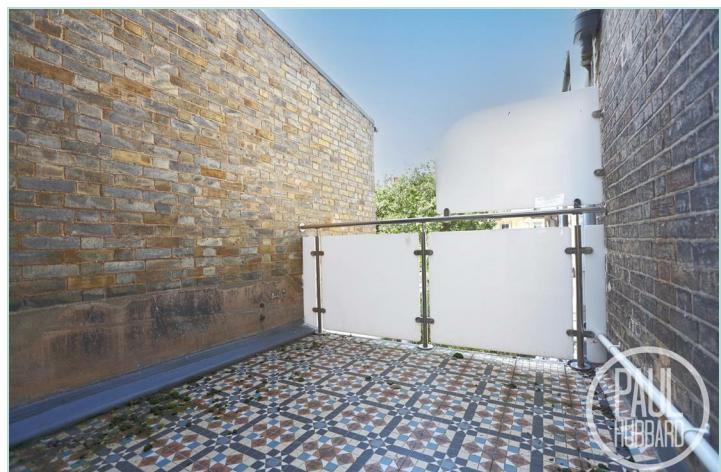
6'2" x 0'3"

Counter worktop with space below for washing machine.

#### Bathroom

11'9" x 9'2"

UPVC double glazed obscure window to rear aspect, vinyl flooring, radiator, toilet, pedestal wash basin and doors opening into fitted storage cupboard. Heated towel rail, free standing roll top bath with shower head attachment and separate power shower in glass cubicle.



#### Stairs down to Lower Level

Laminate flooring, doors opening into kitchen, dado rail, bedrooms 1-2, storage cupboard, under stairs storage cupboard and UPVC double glazed door opening into rear garden.

#### Bedroom 1

17'0" x 13'9"

Bay UPVC double glazed French doors opening to front aspect, carpet flooring, dado rail, radiator and period feature fireplace.

#### Bedroom 2

11'9" x 11'5"

Timber single glazed window to the rear aspect, carpet flooring and a radiator.

#### Kitchen

11'9" x 9'2"

UPVC double glazed French doors opening into rear garden, tile flooring, units above and below laminate work surfaces, space for fridge-freezer, integrated oven & induction hob, tile splash backs and inset stainless steel 1.5 sink and drainer.

#### Outside

To the front of the property is a decorative feature flower garden with steps leading to the basement level entrance.

To the rear is an artificial lawn seating area with timber archway and concrete pathway to decorative flower beds, garage access and a raised patio seating area which sits within a brick wall surround with gated access opening into rear off road parking.

Garage: 5.2m x 2.2m

#### 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.

