

£280,000  
Guide Price



## St Aubyns Road

Lowestoft, NR33 0EG

- Grand Victorian family home in popular location
- Separate sitting room and dining room
- Walking distance to the beach
- Brand new modern bathroom
- Four separate bedrooms
- Close to local shops and amenities
- Gas Central Heating
- Ground floor WC
- Well presented throughout
- UPVC double glazed windows throughout





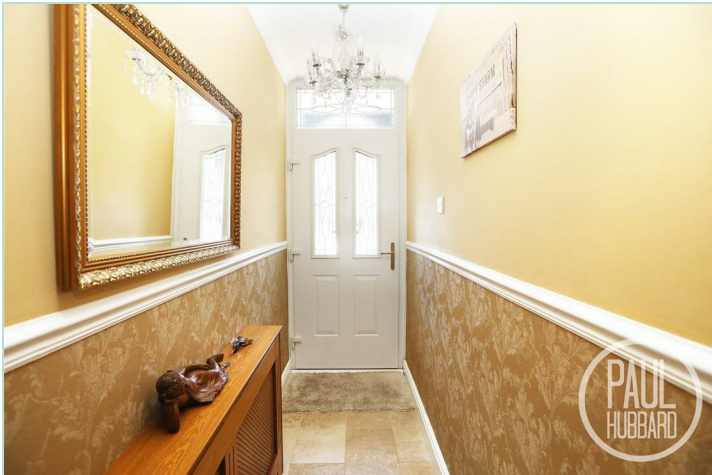


### Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

### Entrance hall

Tile flooring throughout, a radiator, stairs leading to first floor landing and doors opening to the sitting room, dining room and under stair storage.



### Sitting room

7.81m x 3.11m

Bay UPVC double glazed sash windows to the front aspect, UPVC double glazed French doors opening to the rear, carpet flooring throughout, gas feature fireplace in decorative surround and X2 radiators.

### Dining room

3.61m x 3.37m

UPVC double glazed window to the side aspect, tile flooring throughout, a radiator, log burner and a door opens to the kitchen.



### Kitchen

3.27m x 3.04m

X2 UPVC double glazed windows to the side and rear aspects, tile flooring throughout, part tiled walls, units above and below, laminate work surfaces, composite sink with drainer, extractor fan, space for a double gas oven, dishwasher, a radiator and a door opens to the utility room.

### Utility room

1.84m x 1.44m

UPVC double glazed door opening to the side aspect leading to the rear garden, tile flooring throughout, spaces for a fridge freezer and washing machine and a door opens to the WC.

### WC

1.80m x 0.92m

UPVC double glazed obscure window to the side aspect, tile flooring throughout, toilet, vanity sink and heated towel rail.





### Stairs leading to the first floor landing

Carpet flooring throughout, a radiator, loft hatch, doors opening to the bathroom, bedrooms 1-4 and to fitted storage cupboards.

### Bathroom

3.03m x 2.00m

X2 UPVC double glazed obscure windows to the side aspect, tile flooring throughout, toilet, vanity sink, panelled bath and separate mains fed monsoon rainfall shower in glass cubicle.

### Bedroom 1

3.40m x 3.29m

UPVC double glazed window to the rear aspect, laminate flooring throughout and a radiator.

### Bedroom 2

3.38m x 3.15m

UPVC double glazed window to the rear aspect, carpet flooring throughout, door opening to fitted storage cupboard and a radiator.

### Bedroom 3

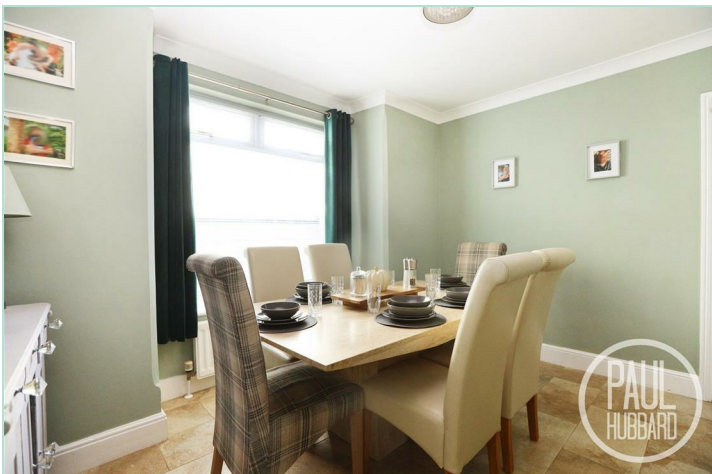
3.36m x 3.15m

UPVC double glazed sash window to the front aspect, laminate flooring throughout and a radiator.

### Bedroom 4

2.23m x 1.87m

UPVC double glazed sash window to the front aspect, laminate flooring throughout and a radiator.











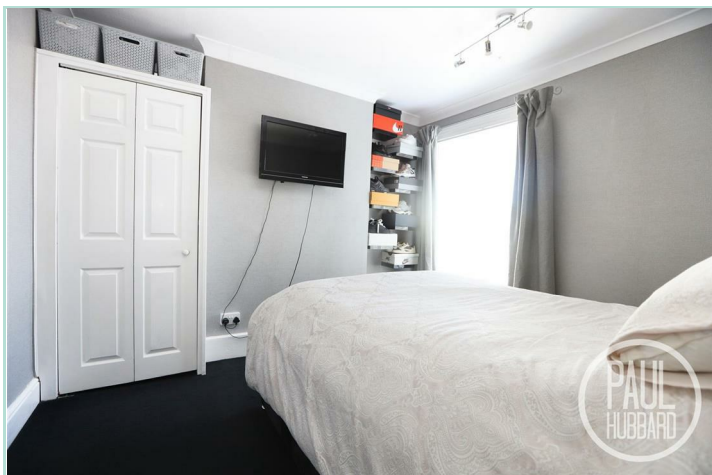
## Outside

The front of the property is attractively presented, featuring a gated entrance and a brick pathway leading to the storm porch and main entrance door. A neatly laid artificial lawn is complemented by decorative stone detailing, while well-maintained plants and shrubs add a touch of greenery and kerb appeal. Outdoor lighting enhances the space, providing both security and a welcoming atmosphere.

The rear garden is thoughtfully designed for both practicality and relaxation, featuring a low-maintenance stone area alongside a neatly laid artificial lawn and a paved patio space, ideal for outdoor dining or entertaining. A secure gate provides access to the rear alley, while a charming summer house offers flexible use as a home office, studio, or retreat. Three storage units provide ample space for garden tools and equipment, complemented by an outside tap for convenience. The garden is enclosed by a combination of brickwork and fencing for privacy, and enhanced by outside lighting for evening enjoyment.

## Financial services

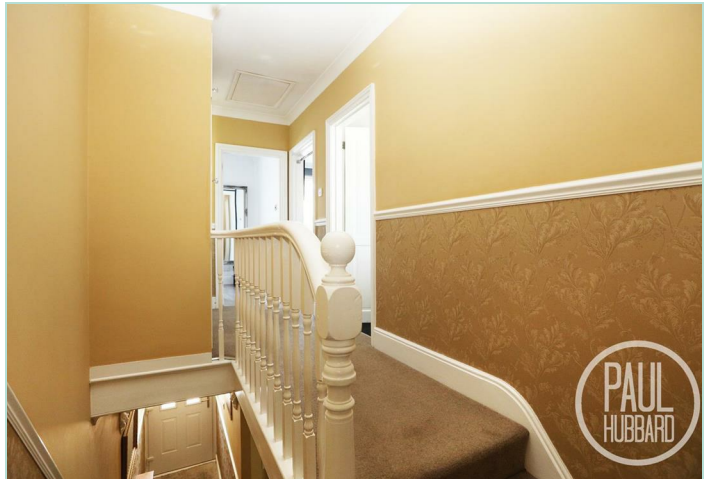
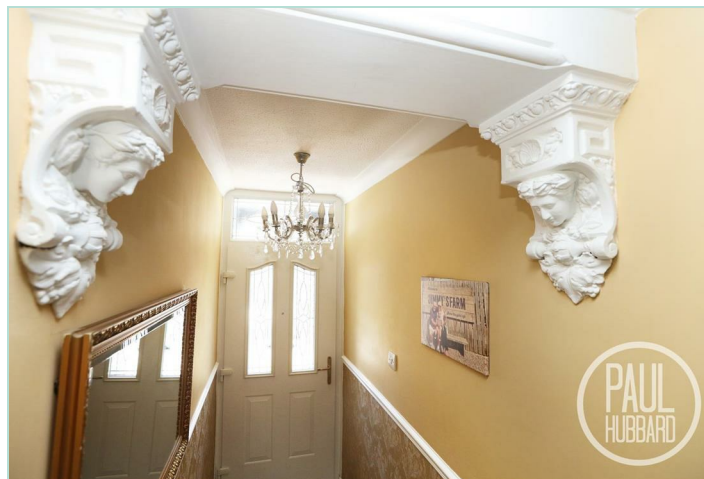
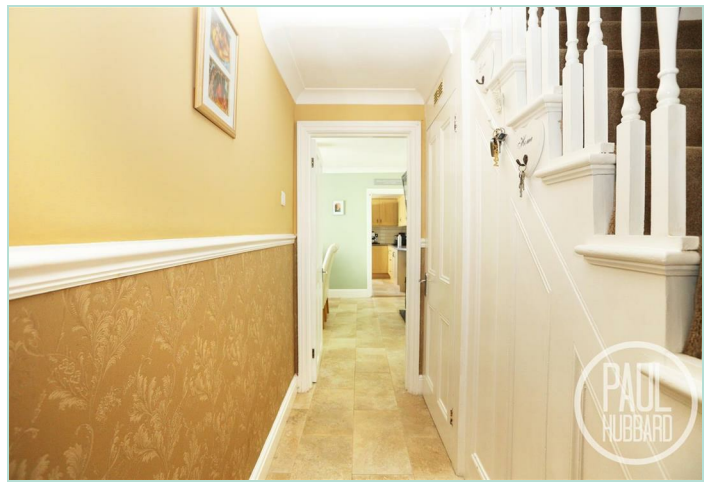
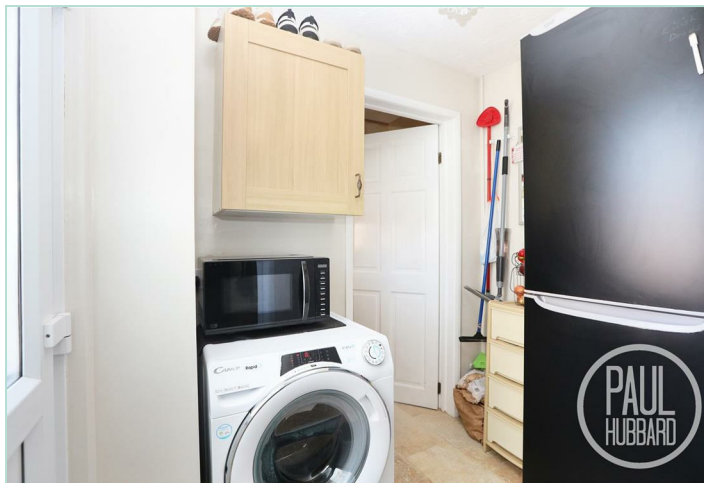
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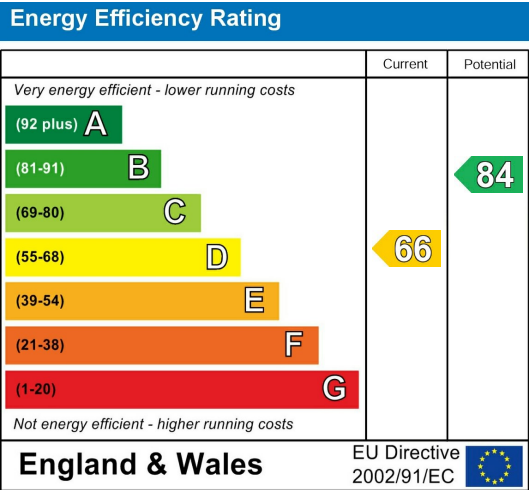




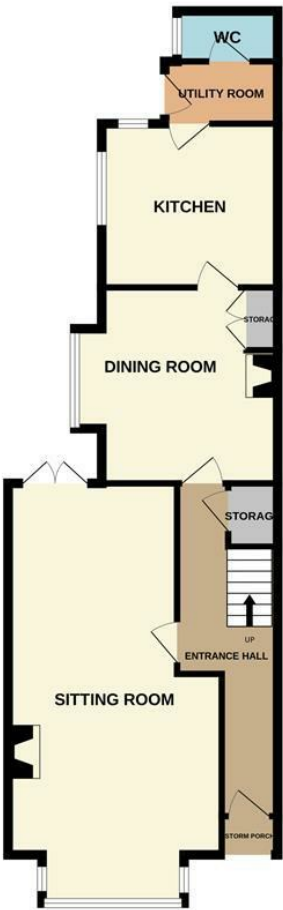




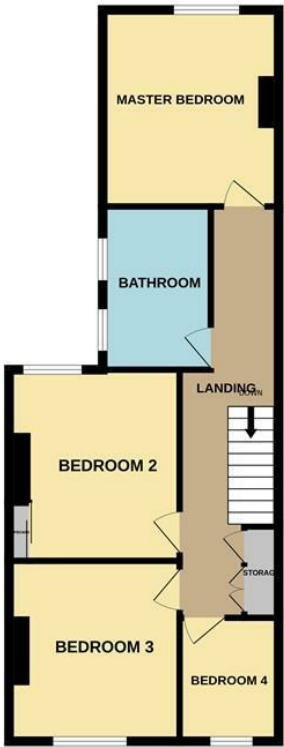
Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D  
Local Authority: East Suffolk Council



GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.5 sq.m.) approx.



19 ST. AUBYNS ROAD, LOWESTOFT

TOTAL FLOOR AREA: 1278 sq.ft. (118.7 sq.m.) approx.

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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