

£300,000
Asking Price



Marine Parade Suffolk, NR33 0QL

- Six-bedroom mid-terraced period property
- Arranged over basement, ground, first and second floors
- Sitting room with bay window and additional reception room
- Spacious kitchen/diner ideal for family living
- Bathroom and separate shower room
- Chain free
- Sea views from elevated aspects
- Rear garden and garage
- Off-road parking for multiple vehicles
- Opportunity to put your own stamp on a characterful home

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**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, carpet flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the rear hall and to the sitting room.

Sitting room

7.16m to bay x 4.24m

Bay window to the front aspect, carpet flooring throughout, sea views, feature fireplace with tiled surround, X2 radiators and built in storage.

Rear hall

Carpet flooring throughout, storage space, stairs leading to the basement floor and doors opening to the shower room, bedroom 1 and a storage cupboard.

Shower room

4.11m x 1.77m

Window to the rear aspect, vinyl flooring throughout, shower within an enclosed glass cubicle, pedestal wash basin, toilet, a radiator and a door opening to bedroom 1.

Bedroom 1

4.11m x 3.47m

Window to the rear aspect, carpet flooring throughout, feature fireplace, a radiator and X2 built in wardrobes.

Stairs leading to the basement floor

Vinyl flooring throughout, spacious hallway and doors opening to the reception room, kitchen, storage cupboard, kitchen/ diner, WC and to the rear garden.

Reception room

6.23m to bay x 4.25m

Window to the front aspect, carpet flooring throughout, a radiator, wall mounted hand wash basin and a breakfast hatch.

Kitchen/ Diner

6.86m max x 3.59m

Internal window to the rear aspect, internal obscure window to the side, vinyl flooring throughout, X2 radiators, part tiled walls, units above and below, laminate work surfaces, stainless steel sink within drainer, integrated hob, extractor fan and a double oven, spaces for a dishwasher and a fridge/ freezer and French doors opening to the garden room.

WC

1.64m x 0.69m

Window to the rear aspect, vinyl flooring throughout and a toilet.

Garden room

3.64m x 1.83m

Windows to the side and rear aspect, concrete flooring throughout and a door opening to the rear garden.





Stairs leading to the first floor landing

Carpet flooring throughout, a storage cupboard, stairs leading to the second floor landing and doors opening to the WC and bedrooms 2 and 3.

WC

1.76m x 0.89m

Window to the rear aspect, tiled flooring throughout and a toilet.

Bedroom 2

5.20m to bay x 3.87m

Bay window to the front aspect, original wood flooring throughout, feature fireplace with tiled surround, a radiator and a wall mounted wash basin.

Bedroom 3

3.54m x 3.29m

Window to the rear aspect, original wood flooring throughout, base units with sink and drainer, a radiator and built in storage cupboards.

Stairs leading to the second floor landing

Carpet flooring throughout, loft hatch and doors opening to the bathroom and bedrooms 4-6.

Bathroom

1.77m x 1.19m

Window to the rear aspect, tiled flooring throughout, part tiled walls, bath with shower attachment and a toilet.

Bedroom 4

4.38m x 3.95m

Window to the front aspect, carpet flooring throughout, base units with sink and drainer, built in storage and a radiator.

Bedroom 5

3.55m x 3.38m

Window to the rear aspect, carpet flooring throughout, base units with sink and drainer and built in storage.

Bedroom 6

3.53m x 2.50m

Window to the front aspect, carpet flooring throughout, base units with sink and drainer, loft hatch and a radiator.

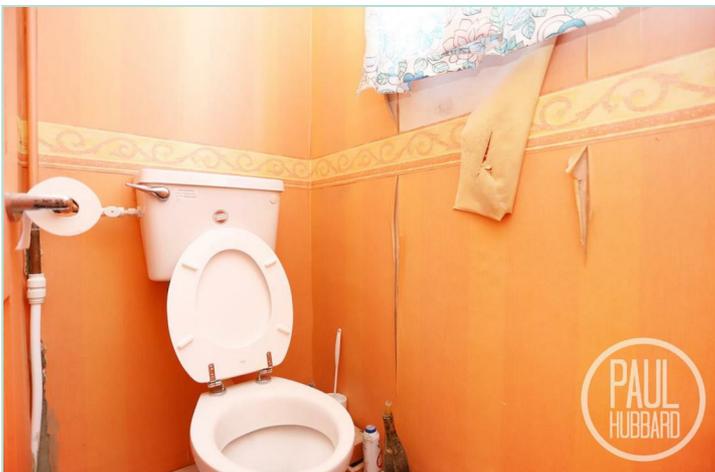
Outside

A paved walkway leads to steps rising to the main entrance door. The frontage includes a small garden area with a lowered section to the basement bay window, bordered by shrubs that provide privacy and an attractive outlook.

To the rear, there is a laid lawn with a garage, complemented by a variety of plants, trees, and shrubs. The property is enclosed by brick walls and benefits from gated access to off-road parking for multiple vehicles.

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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BASEMENT
942 sq.ft. (87.5 sq.m.) approx.



GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 2533 sq.ft. (235.4 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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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