



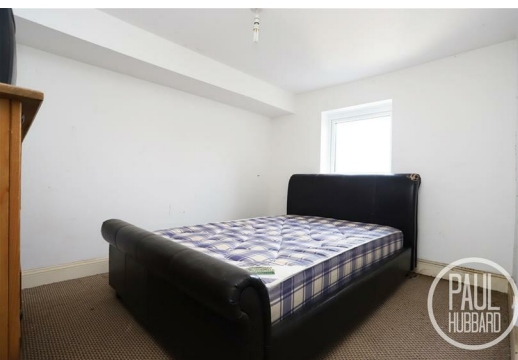
100 Denmark Road

, Lowestoft, NR32 2EH

Offers Over £150,000



*** SOLD WITH TENANT IN SITU ***A bay-fronted period property comprising three self-contained one-bedroom flats, each separately registered for utilities and council tax, located within walking distance of Lowestoft town centre with excellent transport links. All flats feature a separate living area, kitchen, bathroom, and spacious bedroom, with Flats One and Two enjoying direct access to a communal rear garden with service road access, while off-road parking is available at the front. While some key external improvements have already been carried out—including new UPVC double glazing, a replaced rear flat roof, updated bay window roof, and modern gas central heating to the ground floor—the property still requires internal renovations, presenting a fantastic opportunity to add significant value and realise strong rental returns.



Location

This property 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.

COMMUNAL Entrance Hall

Timber entrance door to the front aspect, fitted carpet and doors opening to flat 1 and the communal stairway for flats 1 & 2.

FLAT 1 Sitting Room 14'2" max into bay x 10'4" max (4.34 max into bay x 3.17 max)

The entrance door opens into the sitting room which features fitted carpet, gas fireplace, radiator, UPVC double glazed bay window to the front aspect and a door opening into the hallway.

FLAT 1 Hallway

Fitted carpet, radiator and doors opening into the bedroom & kitchen.

FLAT 1 Bedroom 10'9" max x 8'11" max (3.29 max x 2.72 max)

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

FLAT 1 Kitchen 11'5" x 6'5" (3.50 x 1.98)

Vinyl flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, gas combi boiler and a door opens into the rear hallway.

FLAT 1 Rear Hallway

Fitted carpet, radiator, under-stair storage space and a door to the rear garden & bathroom.

FLAT 1 Bathroom 6'10" x 5'8" (2.10 x 1.73)

Vinyl flooring, UPVC double glazed obscure window to the side aspect, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cols taps & a mains fed shower set above, tile splash backs and a radiator.

COMMUNAL Stairs leading to the First Floor Landing

Fitted carpet and doors opening into flat 2 & another into flat 3.

FLAT 2 Kitchen 11'5" x 6'5" (3.49 x 1.97)

Fitted carpet, x2 UPVC double glazed windows to the side spect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with hot & cold taps, tile splash backs, spaces for appliances and a door opens into the rear hallway.

FLAT 2 Rear Hallway

Fitted carpet, UPVC double glazed window to the side aspect, a door opens into the bathroom and stairs lead down to the back entrance door.

FLAT 2 Bathroom 6'9" x 6'2" (2.08 x 1.88)

Fitted carpet, UPVC double glazed obscure window to the rear aspect, toilet, wash basin with hot & cold taps, panelled bath with hot & cold taps & a shower attachment, hot water boiler and a built-in storage cupboard.

FLAT 2 Sitting Room 14'2" max into bay x 14'3" max (4.32 max into bay x 4.35 max)

Fitted carpet, UPVC double glazed bay window to the front aspect and a door opens into the bedroom.

FLAT 2 Bedroom 10'11" x 8'10" (3.34 x 2.71)

Fitted carpet and a UPVC double glazed window to the rear aspect.

Stairs leading to the FLAT 3

Fitted carpet, loft access and doors opening into the main living space, bedroom & bathroom.

FLAT 3 Bathroom 6'3" x 5'3" (1.91 x 1.61)

Fitted carpet, UPVC double glazed obscure window to the rear aspect, hot water boiler, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps & a shower attachment and tile splash backs.

FLAT 3 Bedroom 10'10" x 8'10" (3.32 x 2.71)

Fitted carpet and a UPVC double glazed window to the rear aspect.

FLAT 3 Kitchen / Lounge 14'2" x 12'0" (4.34 x 3.68)

Room for sofas, a table & a kitchenette. Fitted carpet, x2 UPVC double glazed windows to the front aspect, gas fireplace, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap and space for appliances.

Outside

Off-road parking is available at the front of the property, suitable for bikes or potentially allocated to a single flat. A pathway leads to a covered storm porch, offering shelter over the main entrance door.

Flats one and two enjoy direct access to a communal rear garden, which is available for use by all residents and provides a shared outdoor space. The garden also benefits from rear access via a service road, offering added convenience and potential for vehicular access. While the garden is currently in need of maintenance, it presents a great opportunity to create an attractive and functional outdoor area.

Agent note

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The flat roofs to the rear have been recently replaced. The property benefits from recently installed gas central heating on the ground floor. The bay window roof has also been replaced. All windows throughout the property are newly double glazed. The property is registered with separate gas, electricity, council tax, and water supplies for three units.

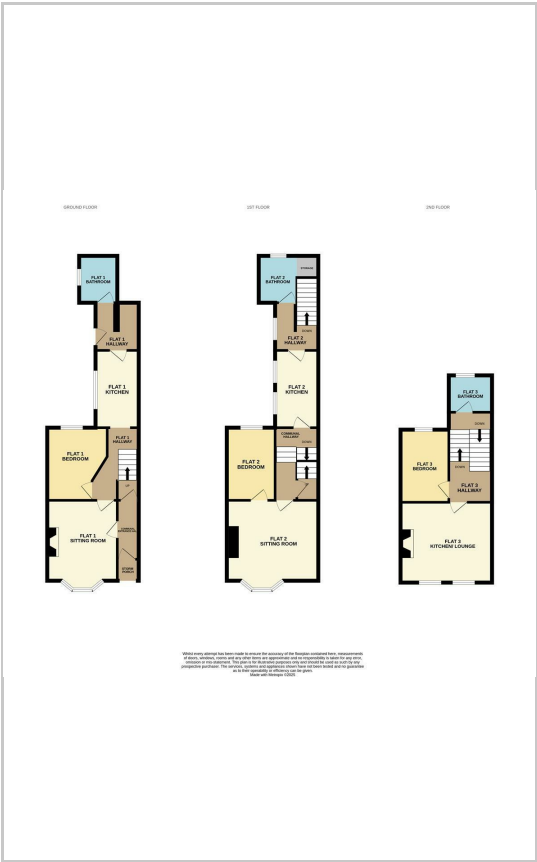
Financial services

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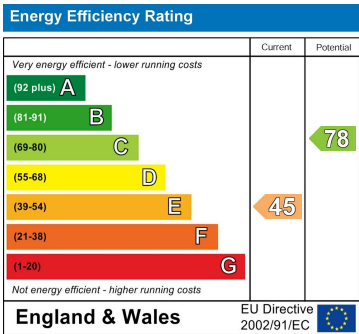
Area Map



Floor Plans



Energy Efficiency Graph



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