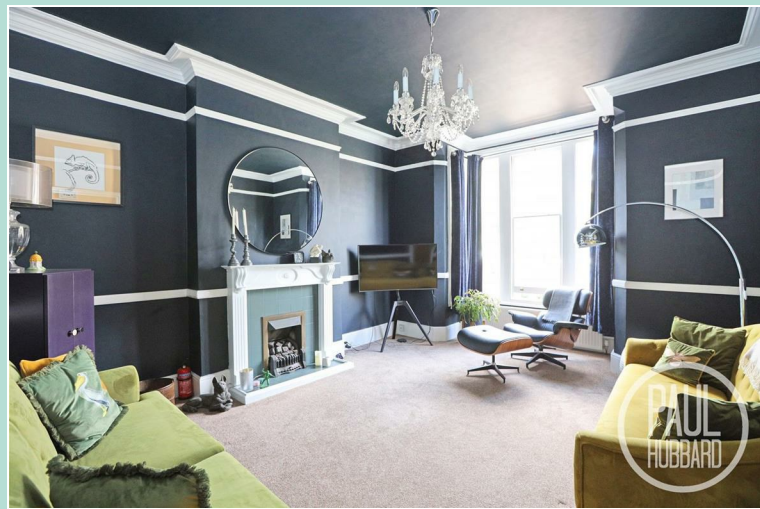


£350,000  
Asking Price

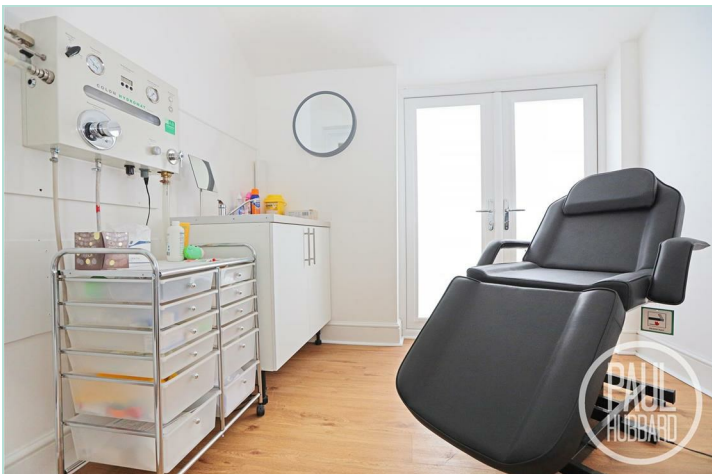
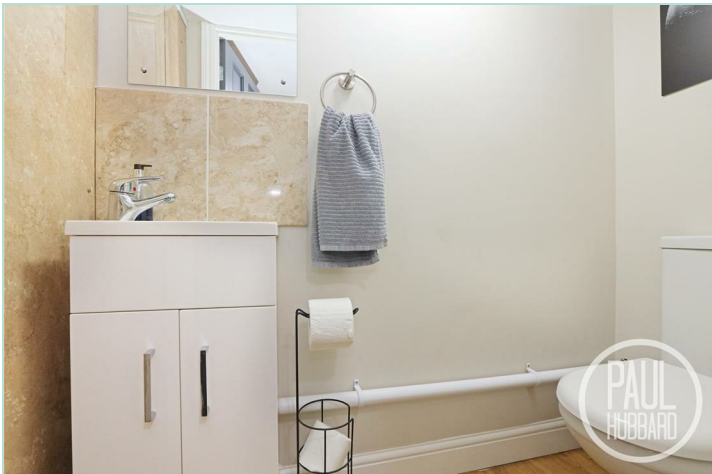


## London Road South

Lowestoft, NR33 0BG

- STUNNING VICTORIAN SEMI DETACHED HOME
- OFFERED CHAIN FREE
- BEAUTIFULLY PRESENTED
- MINUTES WALK TO THE BEACH
- IDEAL FAMILY HOME
- PERIOD FEATURE
- 5 DOUBLE BEDROOMS
- 3 ENSUITES PLUS MAIN BATHROOM
- OPPORTUNITY FOR OFF ROAD PARKING
- OPPURTUNITY FOR AIR B&B BUSINESS





### Location

This 5 bedroom Victorian style town house is situated walking distance from the beach, located in an English coastal town Lowestoft, that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

### Summary

This stunning property is currently being used as a successful B&B providing an annual income of approximately £35,000. It is set to be sold as a residential dwelling which will have the potential to make the perfect family home, coming offered chain free.

### Entrance Hall

Door to the front aspect, integral door mat leading up to carpet flooring, radiator, picture rail, stairs leading to the first floor landing and doors opening to the sitting room and inner hall.

### Sitting Room

5.17m into bay x 4.00m

Timber bay sash window to the front aspect, carpet flooring throughout, dado rail, picture rail, x2 radiators and a gas fire.

### Inner Hall

Carpet flooring, opening to the lobby and doors opening to the dining room and stairs down to the cellar.

### Dining Room

3.17m x 3.68m

Timber window to the side aspect, carpet flooring throughout, dado rail, radiator and double doors opening to the study.

### Study/Home Office

2.00m x 2.76m

UPVC double glazed doors to the rear aspect, laminate flooring throughout, electric radiator and a basin unit with stainless steel sink.

### Lobby

Laminate flooring throughout, electric radiator, opening to the kitchen/breakfast room and door opening to a WC.

### WC

1.75m x 0.74m

Laminate flooring throughout, part tile walls, toilet and a slimline vanity unit with inset hand wash basin.



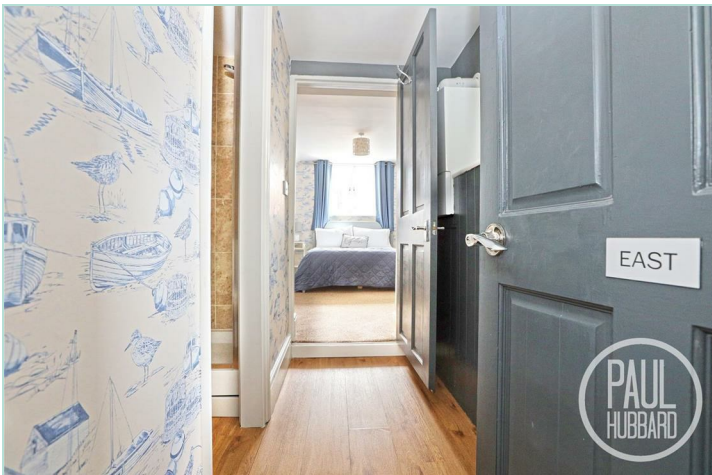
### Kitchen/Breakfast Room

7.89m x 3.26m

UPVC double glazed window and French doors to the side aspect opening into the courtyard, laminate flooring throughout, part tile walls, x2 modern vertical radiators, a selection of units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring gas hob, integrated double oven and grill, space for appliances including a washing machine, tumble dryer, dishwasher and double fridge/freezer.

### First Floor Landing

Carpet flooring throughout, stairs to the second floor landing, radiator and doors opening to the East, South, North and West bedrooms.



### East Bedroom Hallway

UPVC double glazed window to the side aspect, laminate flooring throughout, opening to the en-suite and door to the bedroom.

### East En-suite

2.10m x 0.94m

LVT flooring throughout, tiled walls, loft hatch, toilet, a heated towel rail, slimline vanity unit with inset hand wash basin and a mains fed shower enclosed within a glass and tile cubicle.

### East Bedroom

4.02m x 3.25m

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



### North Bedroom

3.58m max x 3.66m

UPVC double glazed window to the rear aspect, carpet flooring throughout, picture rail, a radiator, original feature fireplace and door opening to the en-suite.

### North En-suite

0.78m x 2.24m

Tile laminate flooring throughout, a toilet, wall mounted hand wash basin, heated towel rail and a mains fed shower enclosed within a tiled cubicle.

### West Bedroom

4.67m into bay x 3.60m

Timber sash bay window to the front aspect, carpet flooring throughout, picture rail, radiator and door opening to the en-suite.

### West En-suite

0.88m x 2.46m

Laminate flooring throughout, tile walls, a heated towel rail, vanity unit with inset hand wash basin, toilet and an electric shower enclosed within a glass cubicle.







### South Bedroom

2.95m x 1.79m

Timber sash window to the front aspect, carpet flooring throughout, a radiator and picture rail.

### Second Floor Landing

UPVC double glazed window to the rear aspect, carpet flooring throughout, dado rail and doors opening to the bathroom and attic bedroom.

### Attic Bedroom

4.09m x 5.60m max

x2 UPVC double glazed sash windows to the front aspect, carpet flooring throughout, x2 radiators, loft hatch and door opening to a built in cupboard.



### Bathroom

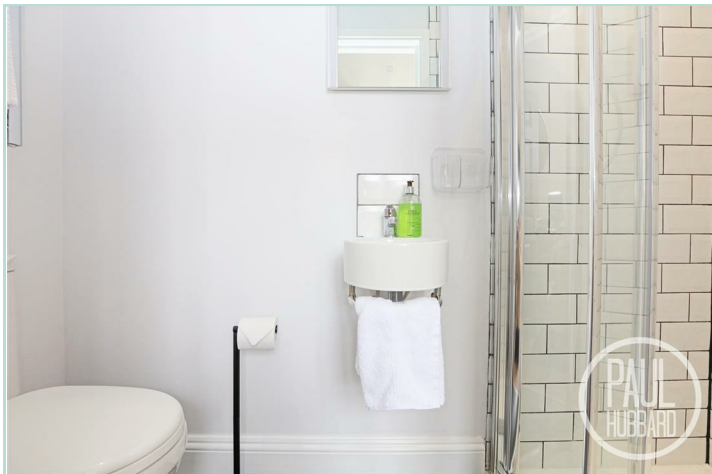
3.58m x 3.74m

UPVC double glazed window to the rear aspect, LVT flooring throughout, a heated towel rail, vanity unit with inset hand wash basin, original feature fireplace, a toilet, freestanding bath and walk in electric shower within a glass and tiled open cubicle.

### Cellar

2.28m x 5.63m

A concrete room which benefits from light and power, making an ideal storage space.



### Outside

To the front of the property a level cast iron gate opens to a tiled pathway to the main entrance door and pebbled front garden with raised decorative sleeper borders.

To the rear of the property a fully enclosed patio garden which houses a timber garden shed and has double timber gates opening to rear access which provide the potential for off road parking.

### Agent Note

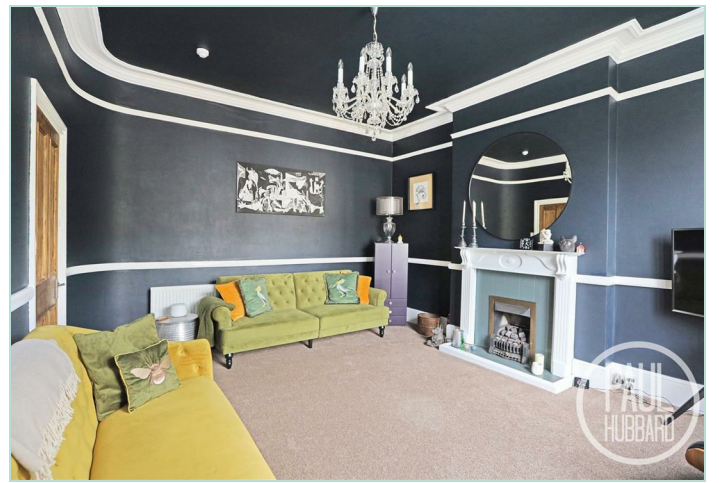
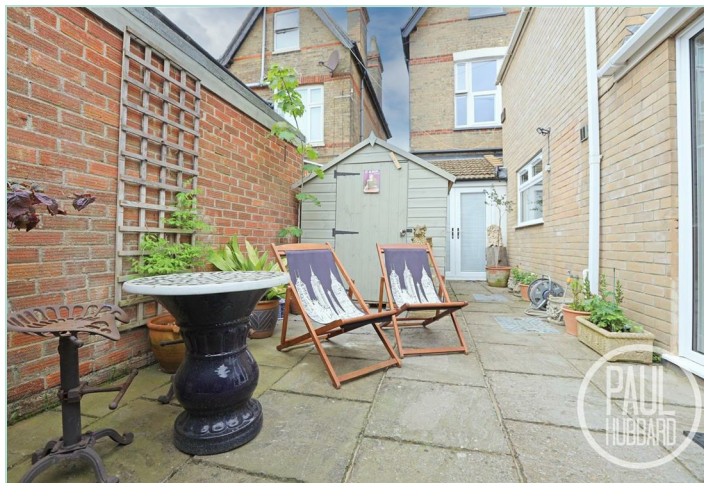
- Option to be sold fully furnished, please enquire for more information

### 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: TBC  
Local Authority: East Suffolk Council

| 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<br>2002/91/EC |



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