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£585,000
Guide Price





Gunton Cliff

Lowestoft, NR32 4FF

- Spacious bay fronted family home
- 4 separate bedrooms
- Master bedroom with Juliet balcony and ensuite shower
- Multiple bathrooms with en-suite to master bedroom and ground floor cloakroom
- Stunning direct sea views
- First floor lounge with balcony
- Large kitchen/diner with AEG appliances and separate utility room
- Private west facing rear garden
- Gas underfloor heating throughout the ground floor
- Nearby the beach, local amenities and Sparrows Nest park

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e - info@paulhubbardonline.com t - 01502 531218









Location - Lowestoft

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

Composite door opening into the entrance hall, tiled flooring, underfloor heating and doors leading into the kitchen and further hallway.

Kitchen/ Diner

6.58 x 4.02 max

Composite aluminium bay window to the front aspect, tiled flooring, underfloor heating, tile splash backs, units above and below with built in fridge-freezer, double oven/ grill, 4 ring induction hob & extractor hood, inset composite 1.5 bowl sink and drainer with mixer tap, integrated dishwasher and laminate work surfaces.

Hallway

Tiled flooring, underfloor heating, stairs lead to the first floor landing and doors opening to the downstairs cloakroom, sitting room & utility room.

Cloakroom

1.70 x 1.14

Tiled flooring, underfloor heating, wash basin set into a vanity unit with mixer tap, mirrored wall mounted unit, extractor fan and a toilet.

Sitting Room

4.11 x 3.57

Currently utilised as a family sitting room, but would also serve perfectly as an additional double bedroom if required. Featuring tiled flooring, underfloor heating, large double door storage cupboard and bifold doors open to the rear garden.

Utility Room

2,92 x 2.01 max

Tiled flooring with underfloor heating, fitted base units with integrated washer/dryer, inset stainless steel sink and drainer with mixer tap, laminate work surface, doors open to an under-stair storage cupboard (housing the underfloor heating controls) & a door to the exterior.

First Floor Landing

Fitted carpet, doors opening to the shower room, bedroom 2, storage cupboard & lounge and stairs leading up to the second floor landing.

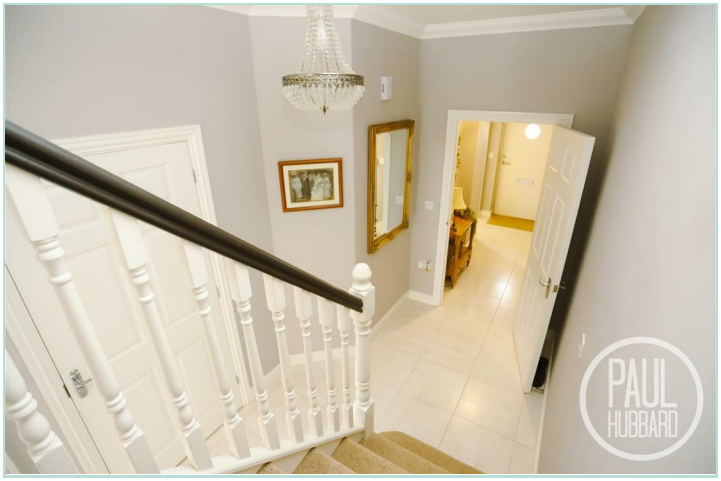
Shower Room

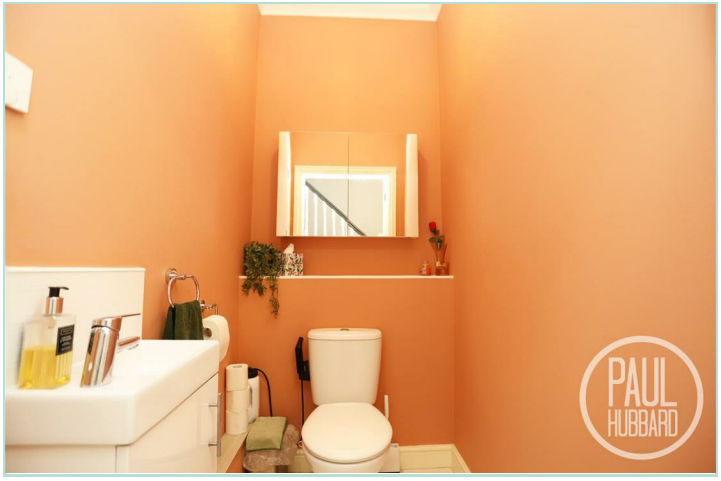
2.56 x 1.99

Obscure composite aluminium double glazed window to the rear aspect, LVT flooring, radiator, light up mirror, pedestal wash basin with mixer tap, toilet, extractor fan and a walk-in mains fed shower with glass screen.









Bedroom 2
3.61 x 3.07
A double bedroom featuring a composite aluminium double glazed window to the rear aspect, fitted carpet, radiator and double door built-in wardrobe.

Lounge
5.73 x 4.68 max
Fitted carpet, x2 radiators, double glazed sliding doors opening out to the glass panelled balcony.

Balcony
A generous balcony with tiled patio and glass balustrades, enjoying direct sea views and providing the perfect spot to take in spectacular sunrises and beautiful moonlit views. An idyllic outdoor space for relaxing and enjoying the coastal setting.

Second Floor Landing
Fitted carpet, loft hatch (with pull down ladder, power, light & storage racking). and doors leading to bedrooms 1, 3 & 4, the bathroom & airing cupboard (housing the gas combi boiler).

Bedroom 1
4.30 x 3.79
A double bedroom featuring a composite aluminium double glazed window to the front aspect doors opening to the Juliet balcony, fitted carpet, radiator and doors to the walk-in wardrobe & ensuite shower room.

Ensuite Shower Room
2.32 x 1.36
LVT flooring, part-tiled walls, radiator, pedestal wash basin with mixer tap, light up mirror storage unit, toilet and mains-fed shower set within an enclosed glass cubicle.

Bathroom
3.10 x 2.01 max
LVT flooring, radiator, pedestal wash basin, toilet, extractor fan and panelled bath with hot and cold taps, a hand-held shower head attachment and a wall-mounted vanity mirror with lighting.

Bedroom 3
3.40 x 3.09
A double bedroom featuring a composite aluminium double glazed window to the rear aspect, fitted carpet and radiator.

Bedroom 4
2.57 x 2.00
Composite aluminium double glazed window to the rear aspect, radiator and fitted carpet.

Garage
7.09 x 3.05
Ideal for both parking and storage, the garage features an electric remote-controlled roller door, power sockets and lighting, as well as external lighting and a convenient pedestrian door providing access to the garden.


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Outside

To the front of the property, gated access opens onto a well-maintained communal front garden, featuring a laid lawn, established planted borders and mature trees. A paved pathway leads to the entrance door, with additional side access providing a convenient route to the rear of the property. An outside tap is also provided.

The rear features a well established landscaped garden with a porcelain paved patio and pathway leading to a rear access gate, providing access to the garage and off-road parking. The garden is complemented by a quality artificial lawn and well stocked with a variety of established shrubs and plants.

Charges

A modest annual contribution of approximately £100–£150 is payable towards the upkeep of the communal gardens and other shared external areas. Maintenance and associated costs are discussed and agreed collectively between the neighbouring residents, ensuring a straightforward and mutually agreed approach to the upkeep of the communal areas.

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.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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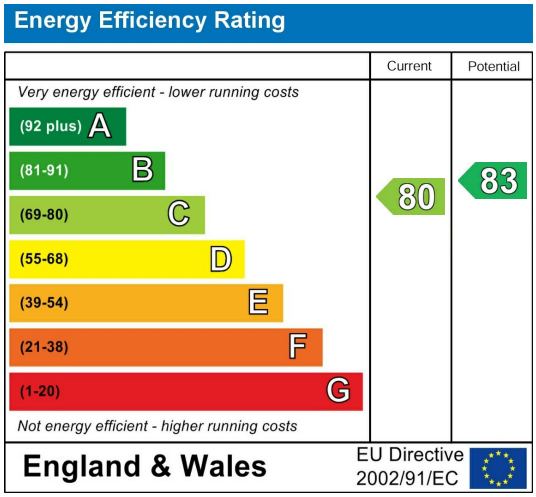








Tenure: Freehold
Council Tax Band: E
EPC Rating: C
Local Authority: East Suffolk Council





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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Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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