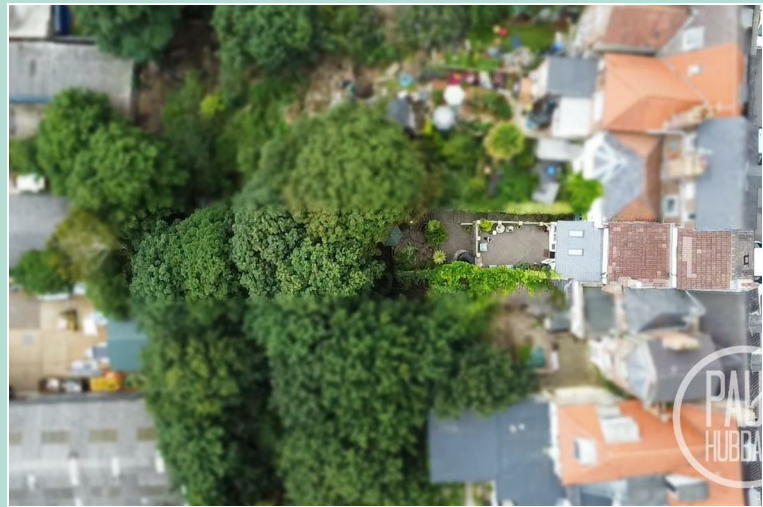


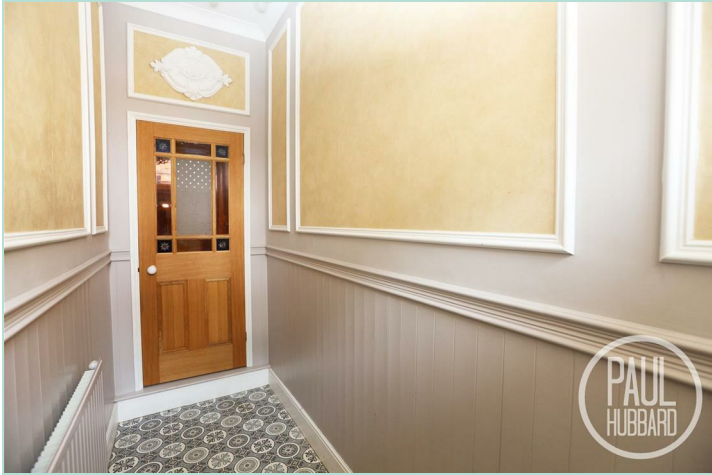
£300,000  
Asking Price



## High Street Lowestoft, NR32 1HY

- Prime High Street location with stunning sea views
- 3/4 bedrooms across four spacious floors
- Chain free
- Elegant light fixtures and decorative fittings
- Generous living spaces and flexible layout
- Extensive hidden outdoor area, privately tucked within trees
- Beautifully presented interior with ample natural light
- Separate bathroom and WC
- Abundant built-in storage throughout the home
- Walking distance to local shops, cafes, and amenities

**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 breathtaking 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, vinyl flooring throughout, a radiator and a door leading to the hallway.

### Hallway

Carpet flooring throughout, with doors leading to the sitting room & home office, as well as stairs providing access to the first floor and basement level.

### Home Office/ Bedroom 4

3.99 x 3.19

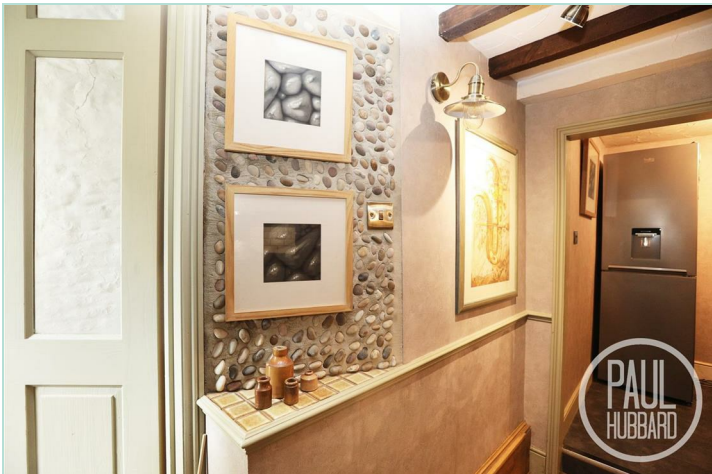
A versatile space ideal for a home office, cosy family room, or additional bedroom. Featuring a window to the front aspect, fitted shutter blinds, carpet flooring throughout, a radiator and x2 built-in units.



### Sitting Room

4.13 max x 3.98 max

Internal archway window to the rear aspect, carpet flooring throughout, dado rail, exposed brick wall with feature burner, a radiator and French doors opening into the garden room.



### Garden Room

3.83 x 3.29

Windows to the rear aspect, x2 skylights, timber flooring throughout, dado rail, a radiator, doors leading to the cloakroom and French doors opening to the rear.

### Cloakroom

1.30 x 0.98

Internal window to the side aspect, vinyl flooring throughout, part-tiled walls, vanity unit with inset sink, toilet, cupboard housing the gas boiler and a radiator.

### Stairs leading down to the Basement Level

Carpet flooring throughout, with an opening leading into the kitchen.





### Kitchen/ Breakfast Room

3.98 max x 3.85

Internal window to the rear aspect, timber flooring throughout, part-tiled walls, stone detailing with original wood beam features, units above and below, integrated double oven, hob, extractor fan & dishwasher, breakfast bar with space for stools, a radiator, space for a washing machine, an opening leads through to the utility room and doors open to a storage cupboard and to the rear lobby.

### Utility Room

2.23 x 1.68

Vinyl tile flooring throughout, space for storage, units above and below, laminate work surface and space for a fridge/freezer.

### Lobby

Tile flooring throughout, wood beam detailing, steps leading to the entrance hall and a door opening to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet throughout, a radiator, built-in storage cupboards with double doors, a door opens to bedroom 1, a doorway opening leads through to a further hallway area with a built-in storage cupboard and doors opening to bedroom 2 & the shower room.



### Bedroom 1

4.03 x 3.61

Fitted carpet, timber frame window to the front aspect, fitted shutter blinds, radiator and x2 built-in storage cupboards.

### Bedroom 2

4.06 max x 2.72 max

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



### Shower Room

3.10 x 1.36

Tile flooring, UPVC double glazed window to the rear aspect, part tiled walls, heated towel rail, toilet & wash basin set into a vanity unit with built-in storage, LED light up mirror, extractor fan and a walk-in mains-fed shower with both handheld & rainfall heads.

### Stairs leading to Bedroom 3/ Studio

Fitted carpet.







### Bedroom 3/Studio

5.96 x 4.07

Perfect for a home office, studio or extra double bedroom, this versatile space features vinyl flooring, x2 UPVC double glazed windows to the rear aspect, gorgeous views of the sea at the most easterly point, UPVC Velux window, radiator, built-in storage cupboards below a laminate work surface, loft access and spot lights.

### Outside

To the rear, composite decking laid in a striking chevron 'V' design, bordered by raised flower beds and brick surroundings, creates a stylish and functional outdoor space. This area is complemented by outdoor lighting and a feature lamppost, making it ideal for al fresco dining and evening entertaining. The space is further enhanced by decorative features, a private setting with sea views, and a decorative brick wall. A spiral staircase and intricately detailed steps provide access to the lower garden level, completing this beautifully landscaped terrace.



The lower level features a pathway leading to three storage units and a decorative stone area with patio slabs, outdoor lighting, and power points. Timber steps descend to a private decking area with stunning tree views, bordered by raised flower beds and decorative stone walls, and featuring a timber-framed pergola. Further brick steps lead down to a pond with lamppost lighting, surrounded by mature plants and shrubs. Beyond this lies a purple slate area, with additional steps leading to an extensive rear garden, fully enclosed by secure fencing.



### Agent Note

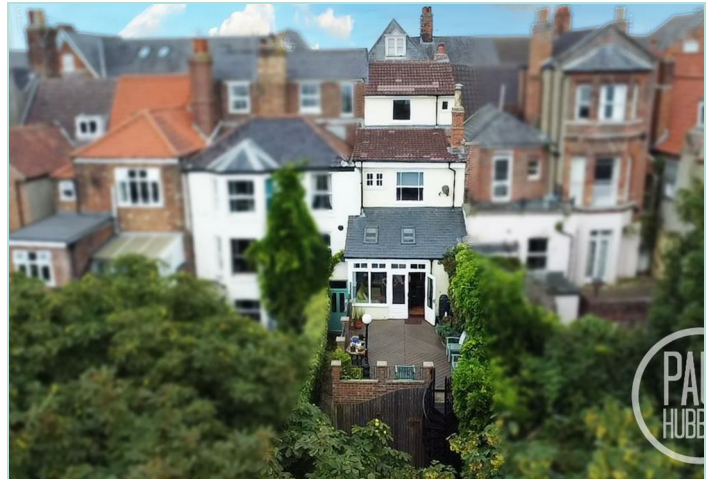
- Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.
- Please refer to the official title deeds for precise boundary details, as the outlines in our images are provided for illustrative purposes only and may not accurately represent the legal boundaries.



### 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: B  
EPC Rating:  
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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