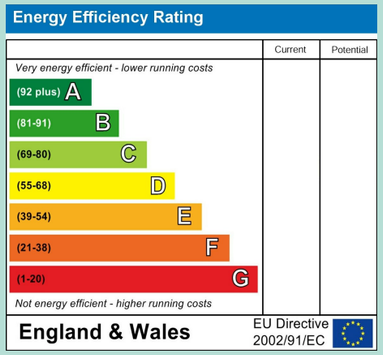
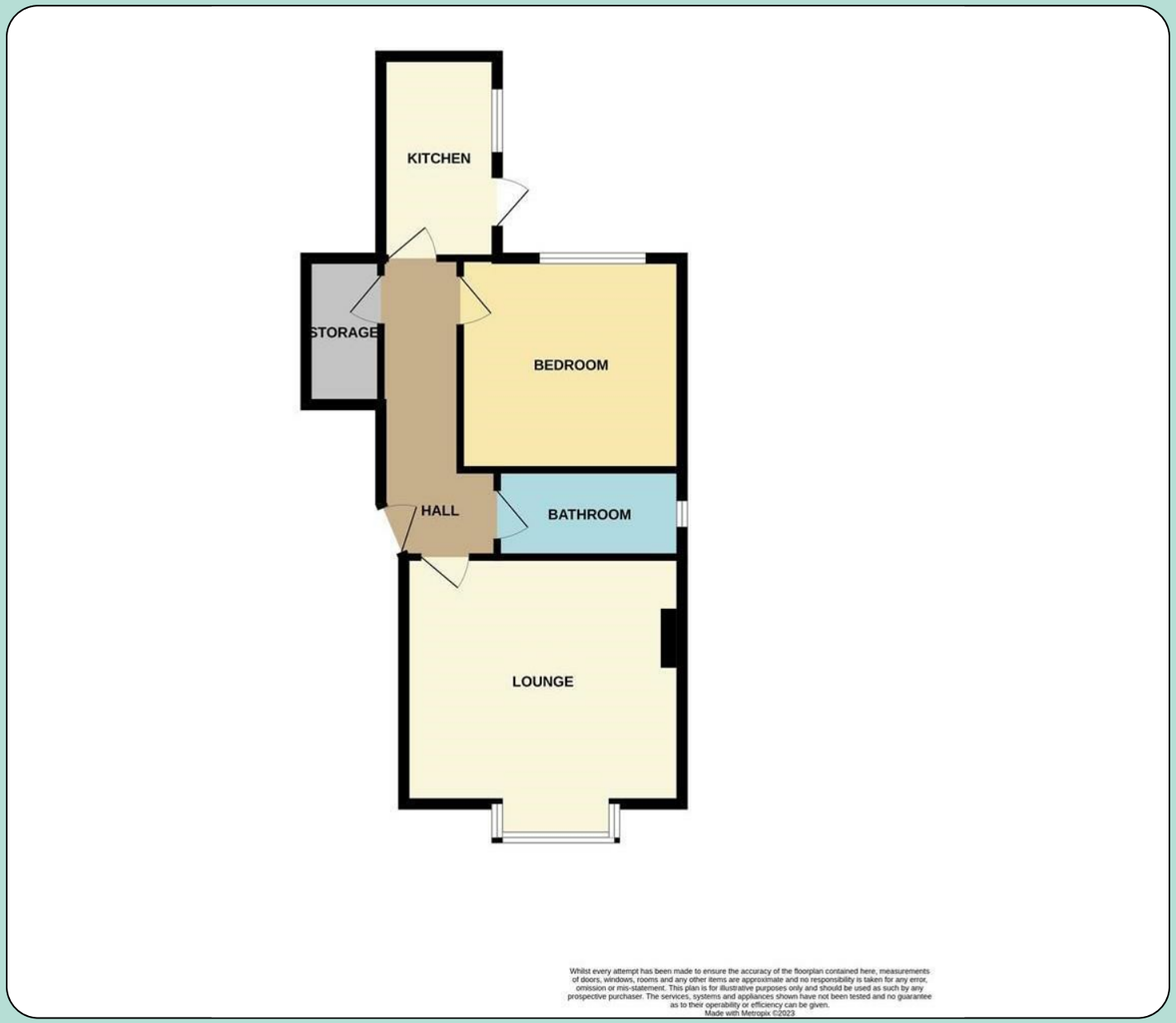
Tenure: Freehold
Council Tax Band: A
EPC Rating:
Local Authority: East Suffolk Council





London Road South

Lowestoft, NR33 0BG

- Converted bay fronted Victorian building
- Prime investment opportunity
- Communal garden area
- Council tax band A
- Three spacious flats with versatile living options
- Situated in a high-demand neighborhood with nearby amenities, transport links, and schools.
- Ideal for multi-family living or rental income streams.
- Moments walk to Lowestoft Beach
- Ideal for public transport links
- Fully tenanted 3-flat building with strong rental income potential

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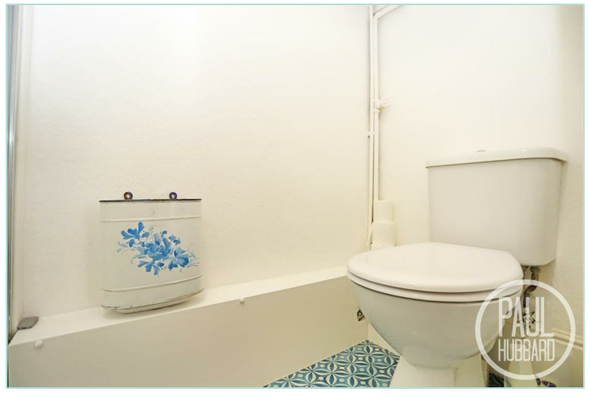
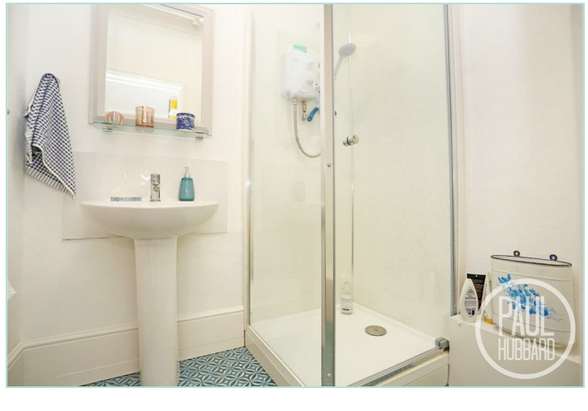
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





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.

FLAT 1 Entrance Hall
Carpet flooring, doors opening to lounge, bathroom, kitchen and into bedroom.

FLAT 1 Lounge
3.9 x 3.8
Bay timber window with secondary glazing, carpet flooring and electric feature fireplace.

FLAT 1 Bathroom
2.8 x 1.4
UPVC double glazed window to side aspect, vinyl flooring, toilet, pedestal wash basin, panelled bath and heated towel rail.

FLAT 1 Bedroom
3.6 x 3.4
UPVC double glazed window to rear aspect and carpet flooring.

FLAT 1 Kitchen
3.3 x 3.2
UPVC double glazed window to side aspect and UPVC double glazed door opening to rear. Vinyl flooring, units above and below work surfaces with inset composite sink and drainer. Oven with grill and ceramic hob and spaces for fridge freezer and washing machine.

FLAT 1 EPC rating
Current: E48
Potential: C76

FLAT 2 Entrance Hall
UPVC double glazed window to side aspect, built in storage cupboard, telephone entry system, doors to bedroom, living room and shower room.

FLAT 2 Bedroom
3.59 x 3.58
UPVC double glazed window to rear aspect and carpet flooring.

FLAT 2 Shower Room
Shower enclosure with electric shower, toilet, pedestal wash basin, vinyl flooring.

FLAT 2 Lounge
4.84 into bay x 3.55
Sliding sash window to front aspect with secondary glazing, carpet flooring, door to:

FLAT 2 Kitchen
2.8 x 1.81
Sliding sash window to front aspect with secondary glazing, modern kitchen with space for electric cooker, washing machine and fridge freezer, vinyl flooring.

FLAT 2 Outside Space
Garden access with allocated storage.

FLAT 2 EPC rating
Current: E51
Potential: C75

FLAT 3 Entrance Hall
Carpet flooring, doors opening to bedroom, lounge, kitchen and bathroom.

FLAT 3 Lounge
3.3 x 4.1
Timber sash window to front, carpet flooring.

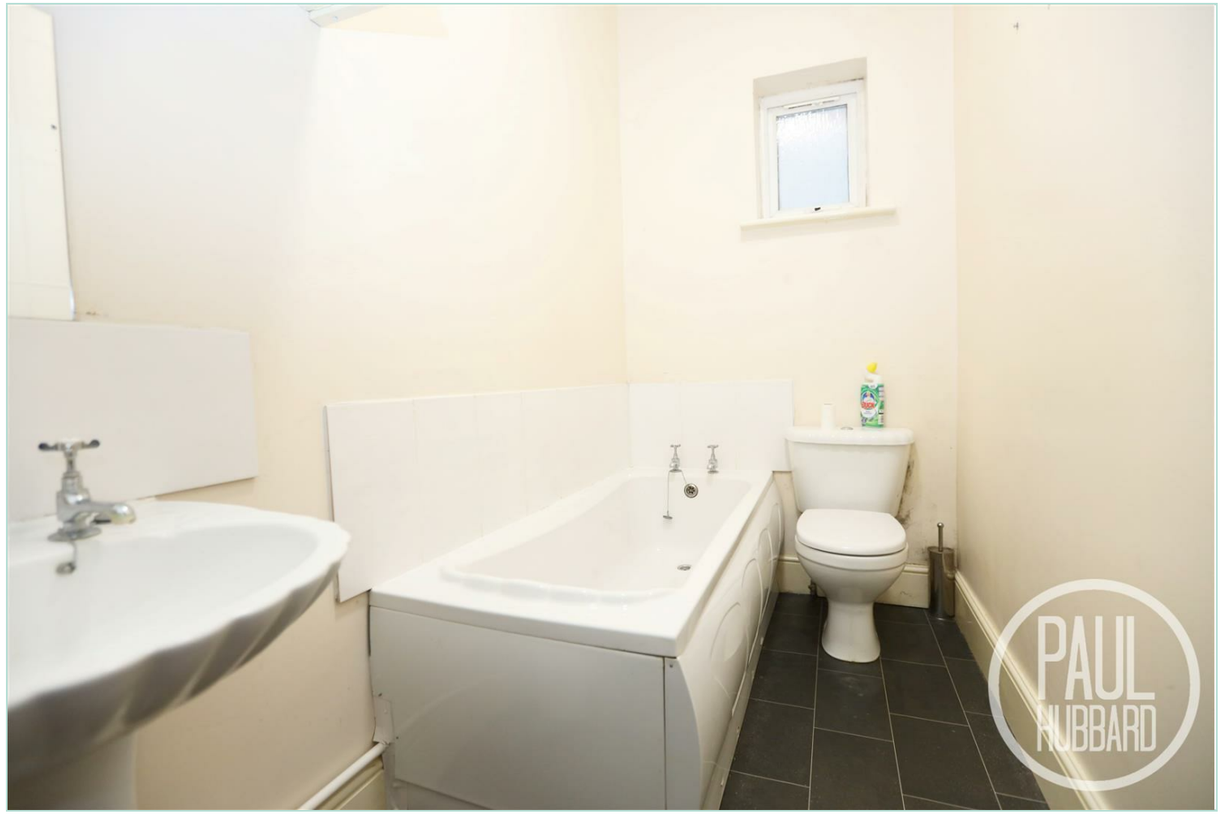
FLAT 3 Kitchen
1.4 x 2.2
Timber Velux window, units below work surfaces, spaces for cooker, fridge and freezer.

FLAT 3 Bedroom
4.0 x 3.7
UPVC double glazed window to rear and carpet flooring.

FLAT 3 Shower Room
0.9 x 3.1
Vinyl flooring, toilet, pedestal wash basin, electric shower within enclosure.

FLAT 3 EPC rating
Current: D56
Potential: D68

Agent note
Please note that the photographs, floorplans, descriptions, and other materials used in this listing were prepared at an earlier date and may not accurately represent the current condition or layout of the property. To ensure you have a complete and up-to-date understanding of the property's features and condition, we strongly recommend arranging an in-person inspection. Our team is happy to assist in scheduling a viewing at your convenience. Thank you for your understanding.

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.