

**£120,000**  
Asking Price



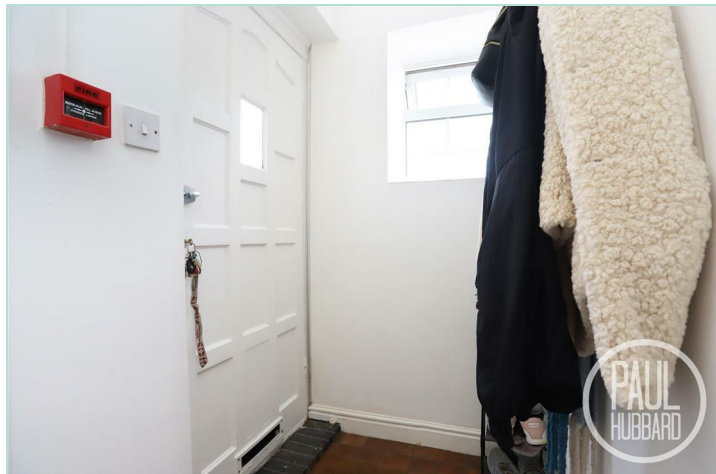
## St. Margarets Road

Lowestoft, NR32 4TX

- Ground floor maisonette
- New gas combi boiler 2025
- 1 double bedroom with built-in storage
- Allocated off road parking
- Private porch entrance
- Open plan kitchen/diner
- High ceilings & arch windows
- UPVC double glazed windows
- Close to local amenities, shops & schools
- Communal gardens with outdoor storage

**PAUL  
HUBBARD**





## Summary

Charming ground floor maisonette ideally located in the heart of a popular English coastal town, just a short distance from award-winning beaches and local amenities. This well-presented home features a new gas combi boiler installed in 2025, 1 double bedroom with built-in wardrobes, and a spacious open-plan kitchen/diner. Boasting high ceilings, arched UPVC double-glazed windows, and a private porch entrance, it offers both comfort and character. Additional benefits include allocated off-road parking, communal gardens, outdoor storage, and close proximity to schools, shops, and public transport links. Perfect for first-time buyers, downsizers, or as a holiday home.

## Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag 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.

## Porch

1.41 x 1.19

Timber entrance door to the side aspect, UPVC double glazed window to the rear aspect, vinyl flooring, space for storing coats & shoes and an opening to the kitchen/diner.

## Kitchen/ Diner

4.04 x 3.23

UPVC double glazed window to the rear aspect, vinyl flooring, part tile walls, radiator, cupboard housing a gas combi boiler (installed march 2025), units above and below, laminate work surfaces, composite sink with drainer & mixer tap, built-in extractor fan, 4 ring gas hob & double oven and grill, space for appliances including a washing machine, slimline dishwasher & fridge-freezer and a door opens into the hallway.

## Hallway

Carpet flooring, doors opening to the shower room and sitting room.



### Shower Room

2.38 x 1.65

Tiled floor & walls, vanity unit with inset wash basin, hot & cold taps, toilet, radiator, extractor fan and an electric shower set within a tiled cubicle.

### Sitting Room

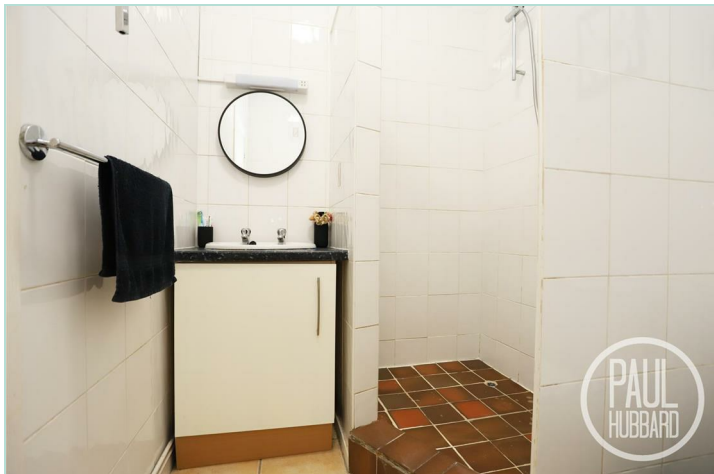
3.97 x 3.07

UPVC double glazed feature archway window to the side aspect, carpet flooring, radiator and a door opening into the bedroom.

### Double Bedroom

3.55 max x 2.49

UPVC double glazed feature archway window to the side aspect, carpet flooring, radiator and built-in wardrobes with sliding doors.



### Outside

This apartment is situated on the ground floor of the main building with its own private entrance door, boasting an off road parking space situated just walking distance to the property. There are communal lawned areas with plants & shrubs adding to the appeal of this building as well as a communal storage shed perfect for bikes etc.

### Agent Note

- Maintenance charge £69.69 a month
- Lease left is approx. 172 years, please enquire for more details

### 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: Leasehold  
Council Tax Band: A  
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 2002/91/EC	

KELLY PAIN COURT



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