

£190,000  
Asking Price



## Wellington Esplanade

Lowestoft, NR33 0QQ

- Two-bedroom maisonette with a spacious and functional layout
- CHAIN FREE
- Walking distance to the beach with stunning sea views
- Cosy sitting room perfect for relaxation
- Coastal location offering a serene and peaceful atmosphere
- Bright reception room, great for entertaining
- Two modern shower rooms offering comfort and convenience
- Welcoming private lobby adding to the property's appeal
- Parking at the rear
- Close proximity to public transport links for easy access

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**PAUL  
HUBBARD**





### 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.



### Communal entrance hall

Door opens to communal hall with access to the maisonette through the right door.

### Entrance hall

Entrance door to the side aspect, carpet flooring throughout, a storage cupboard and doors opening to the sitting room, shower room and bedroom 1.

### Shower room

2.76m x 1.58m

Vinyl flooring throughout, part tiled walls, pedestal wash basin, a toilet, accessible walk in shower and a heated towel rail.



### Bedroom 1

4.12m x 3.17m

Window to the rear aspect, laminate flooring throughout and an electric radiator.

### Reception room

4.96m max x 4.01m

Bay window to the front aspect, carpet flooring throughout, an electric radiator, decorative fireplace surround and stairs leading down to the basement floor.

### Sitting room

5.82m to bay x 4.05m

Window to the front aspect, carpet flooring throughout, a feature fireplace, an electric radiator and an opening to the hallway.

### Hallway

Carpet and vinyl flooring throughout, a wall mounted storage cupboard, an electric radiator and doors opening to the kitchen, shower room, bedroom 2 and the lobby.





### Shower room

2.70m x 1.60m

Tiled flooring throughout, part tiled walls, pedestal wash basin, a toilet, shower within an enclosed glass cubicle and an airing cupboard.

### Bedroom 2

4.00m x 2.64m

Window and French doors to the rear aspect, carpet flooring throughout and an electric radiator.

### Kitchen

4.37m x 1.66m

Window and door to the rear aspect, vinyl flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, spaces for an oven, washing machine and fridge/freezer and an electric radiator.

### Lobby

1.30m x 1.20m

Vinyl flooring throughout, a storage cupboard and a door leads to the front aspect.

### Outside

To the front, direct access onto the beach. Steps lead up to the main entrance door, opening into a communal entrance. The first flat on the right upon entry.

To the rear, a concrete area with steps leading up to a gravel parking area with two unobstructed parking bays and a wooden garden shed for bike and other storage.

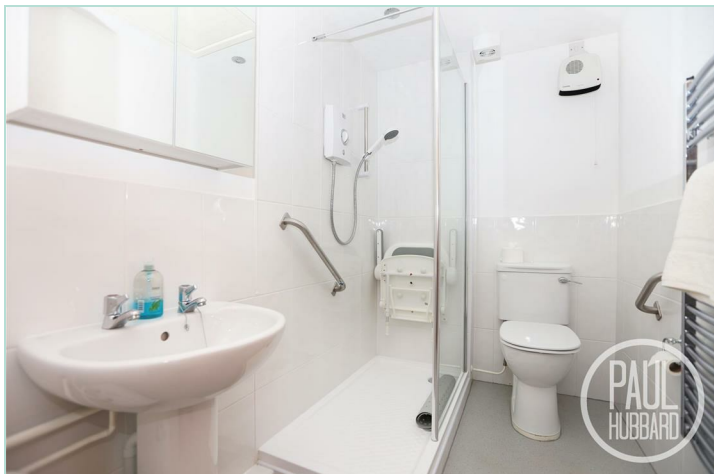
### Financial services

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.

### Lease information

#### Maintenance Charge

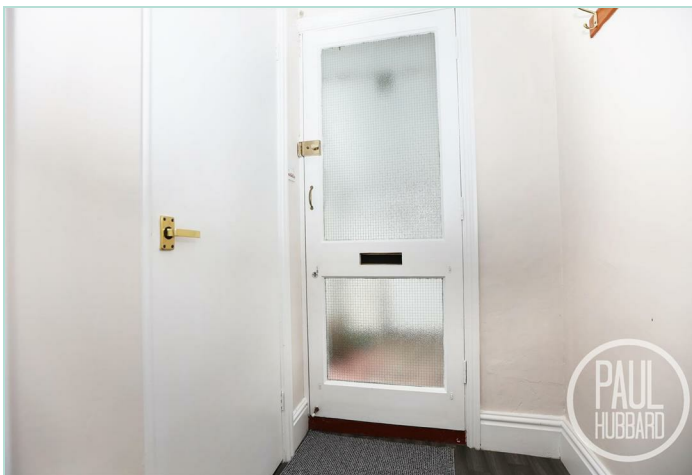
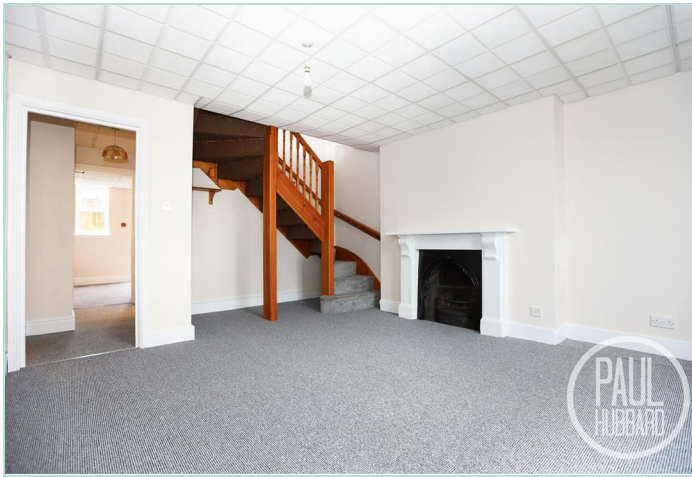
1. A maintenance charge of £130 per month is payable for building upkeep, with each floor owner contributing £75 per month.
2. Payments are held in a designated bank account and used for repairs and maintenance at the flat owners' discretion.












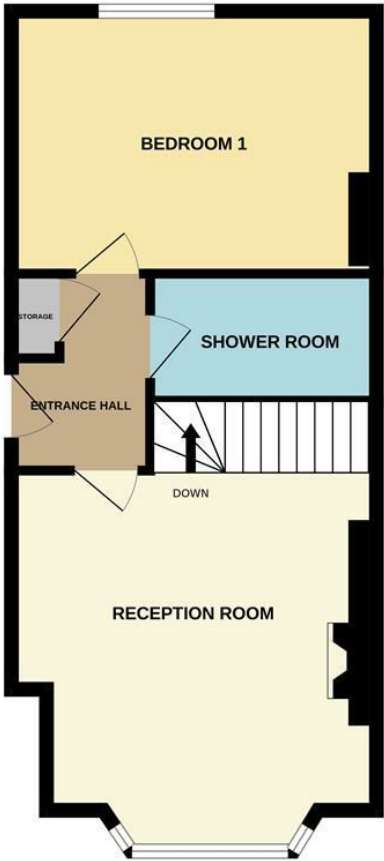
Tenure: Leasehold  
 Council Tax Band: A  
 EPC Rating: E  
 Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

BASEMENT  
 520 sq.ft. (48.3 sq.m.) approx.



GROUND FLOOR  
 454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.  
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