

Tenure: Freehold
 Council Tax Band: B
 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



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 and 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



**PAUL
HUBBARD**



Location

Discover your dream home 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, you'll feel like you're living in a postcard. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalize 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, you'll have the best of both worlds: a beautiful coastal retreat with easy access to the city.

Porch

UPVC front door opens into the porch area, carpet flooring, and door opening into the hallway.

Hallway

Laminate flooring, radiator, loft access, doors opening to x2 storage cupboards, lounge/diner & kitchen.

Lounge/ diner

Carpet flooring, UPVC double glazed window & UPVC double glazed bay window both to the front aspect, x2 radiators and gas fireplace with decorative mantle.

Kitchen

Tile flooring, UPVC double glazed window to the side aspect, units above and below laminate work surfaces, inset oven & grill, space for a dishwasher, stainless steel sink & drainer with mixer tap, inset gas hob & opening into internal lobby.

Internal lobby

Laminate flooring, radiator, spaces for fridge and freezer, doors opening into shower room, garden room, bedroom 1 & stairs leading to the first floor landing.

Shower room

Laminate flooring, window to the rear aspect, suite comprises of low level wc, pedestal wash basin, mains fed shower set within a glass enclosure, extractor fan & heated towel rail.



Garden room

Laminate flooring, UPVC double glazed windows to the rear aspect, French doors opening into the garden, units below a laminate work surface with space for a washing machine & freezer, gas combi boiler, radiator.

Bedroom 1

Carpet flooring, UPVC double glazed window to the rear aspect, built in wardrobes & radiator.

Stairs leading to the first floor landing

Carpet flooring doors opening to bedroom 2, bedroom 3 & x2 storage cupboards.

Bedroom 3

Carpet flooring, UPVC double glazed window to the rear aspect, radiator and door opening into eaves storage.

Bedroom 2

Carpet flooring, UPVC double glazed window to the rear aspect and radiator.

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.

