

Tenure:
Council Tax Band:
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 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 and fixtures 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 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.



Waveney Road Lowestoft, NR32 1BT

- Well presented apartment
- Situated on the ground floor
- 2 double bedrooms
- Renovated throughout
- Conveniently located close to the town centre
- Modern kitchen & shower room
- Electric heating
- Walking distance to the train station
- Allocated parking space
- Available w/c 9th March 2026

**PAUL
HUBBARD**



Summary

A RENOVATED, well-presented ground-floor apartment featuring TWO DOUBLE BEDROOMS, a spacious kitchen and a modern shower room. The property includes ELECTRIC HEATING and ample storage space. Conveniently located close to the town centre and within WALKING DISTANCE TO THE TRAIN STATION, it offers both comfort and accessibility. **ALLOCATED PARKING SPACE **

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.

Entrance hall

UPVC entrance door to the front aspect, double doors open to large storage space (under the sitting room), down lights, electric radiator, stairs up take you to doors which open to the sitting room, bedrooms 1 & 2, a storage cupboard housing the consumer unit & the kitchen.

Sitting room

4.54 x 3.44

Fitted carpet, down lights, x5 UPVC double glazed windows to the front & side aspect and an electric radiator.

Kitchen/ breakfast room

4.80 max x 3.48 max

Vinyl flooring, timber frame double glazed window to the side aspect, down lights, electric radiator, airing cupboard (housing the water cylinder), units above & below, laminate work surfaces, built-in oven, ceramic hob & stainless steel extractor hood, spaces for a fridge-freezer, washing machine & slimline dishwasher and doors open to the shower room & a rear lobby which provides a fire exit & access to the external bin store.

Bedroom 1

4.58 x 3.70

Fitted carpet, electric radiator, down lights and a timber frame double glazed window to the side aspect.

Bedroom 2

3.69 max x 3.50 max

Timber frame double glazed window to the side aspect, electric radiator, down lights and controls to the alarm system.



Shower room

2.80 max x 1.19 max

Vinyl flooring, timber frame obscure window to the side aspect, heated towel rail, down light, part tiled walls, suite comprises a toilet, wash basin set into a vanity unit with a mixer tap and a mains-fed shower with both rainfall & hand-held heads, set into a cubicle enclosure.

Application process

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

Application fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent.

Disclaimer

Please be advised that due to restrictions with the buildings head lease, there is to be no satellite dish/aerial to be put up at the property.

Please note that the photographs and images used in this listing were taken at an earlier date and may not accurately represent the current condition 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.

