

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

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

**£700 Per**  
Per Calendar Month



TOTAL FLOOR AREA: 367 sq.ft. (34.1 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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## Regent House, Regent Road

Lowestoft, NR32 1PA

- Beautifully presented throughout
- Brand new flat
- 1 Bedroom
- Open plan living space
- Close to local amenities
- Separate entrance hall
- Ideal for public transport links

Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

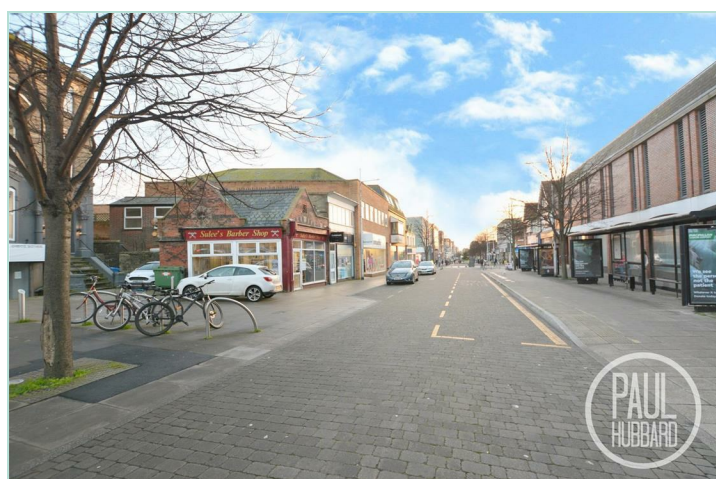
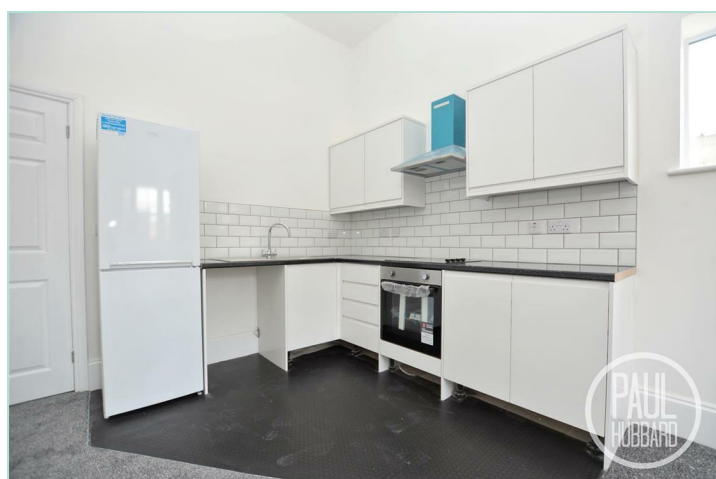
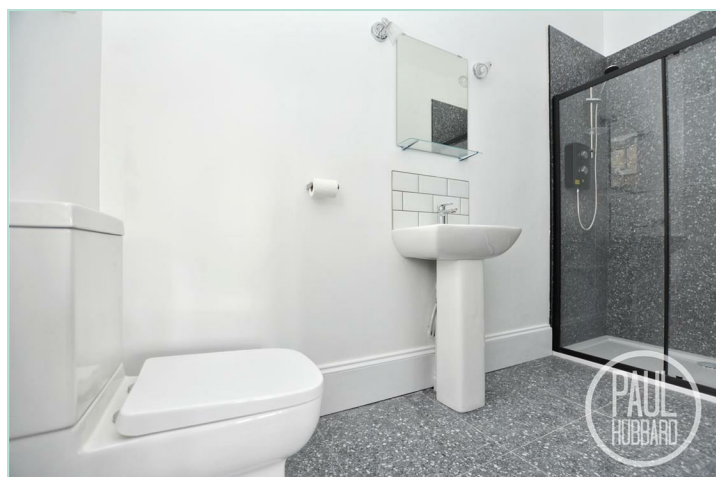
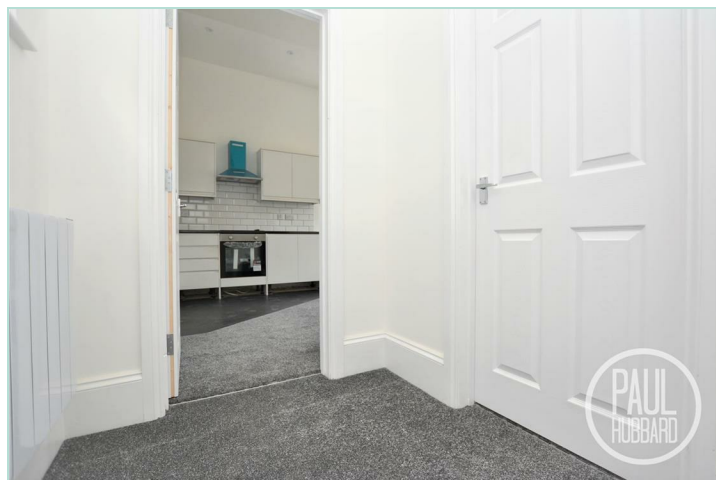
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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**PAUL  
HUBBARD**



### Location

This flat is situated in the heart of Lowestoft town centre, close to local amenities. Lowestoft is 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.

### Entrance Hall

Entrance door to the front aspect, UPVC double glazed window to the side aspect, carpet flooring throughout, electric radiator, doors opening to the main living area and bedroom.

### Bedroom 1

11'1" x 8'2"

UPVC Double glazed sash window to the side aspect, carpet flooring throughout, electric radiator and step leading up to extra storage space.

### Kitchen/Lounge/Diner

17'0" x 11'9" max

An open plan living space comprising of UPVC double glazed sash windows to the rear and side aspects, vinyl flooring leading up to carpet. Part tile walls, units above and below, extractor fan, 4 ring ceramic hob, integrated oven, stainless steel sink with drainer, freestanding fridge/freezer, space for a washing machine. Door opening to the shower room.

### Shower room

10'9" x 4'7"

UPVC Double glazed window to the front aspect, tile flooring throughout, heated towel rail, toilet, pedestal wash basin, electric shower enclosed within a good size glass cubicle.

### Applicant Note

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!

\*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.

