

Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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 2002/91/EC	



**£700 Per**  
Per Calendar Month



## Marine Parade

Lowestoft, NR33 0QL

- First floor flat with direct sea views
- 1 double bedroom
- Spacious lounge/ diner
- Modern shower room
- High ceilings & bay windows
- Communal parking to the rear
- Moments from the beach
- Ideal for public transport links
- Walking distance to the town centre & Kikley shopping village
- Ready to move into

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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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### 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 breathtaking 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.

### Summary

A beautifully positioned first-floor flat offering stunning direct sea views, this charming one-bedroom apartment combines coastal living with everyday convenience. Featuring a spacious lounge/diner with high ceilings and elegant bay sash windows, the property is filled with natural light and character throughout. The accommodation also includes a fitted kitchen, modern shower room, and a generous double bedroom, while communal parking to the rear adds further practicality. Ideally located just moments from the beach and within walking distance of the town centre and Kirkley shopping village, the home also benefits from excellent public transport links, making it perfect for first-time buyers, investors, or those seeking a relaxing seaside retreat.

### Communal Entrance Hall

UPVC double glazed door & x2 windows to the front aspect, fitted door mat & carpet and stairs leading up to the first floor landing where the apartments entrance is situated.

### Entrance hall

Entrance door to the side aspect, fitted carpet, phone intercom system, consumer unit and doors opening to all internal rooms.

### Lounge/ Diner

5.24 max into bay x 3.93 max  
Fitted carpet, UPVC double glazed bay sash window with direct sea views and a storage heater.

### Kitchen

2.64 max x 2.32 max  
Vinyl flooring, cupboard housing the water cylinder, internal window to the rear aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, space for an oven & fridge.

### Double Bedroom

2.10 max into bay x 2.50 max  
Fitted carpet, UPVC double glazed bay sash window to the rear aspect and a storage heater.

### Shower Room

2.34 max x 2.01 max  
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with mixer tap, an electric shower set into a cubicle enclosure, aqua board wall panels and tile splash backs.

### Disclaimer

The views portrayed in some of the images serve as a depiction of the surrounding locality and is not directly visible from the window of the property.

### 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. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this.

