



Arnold House High Street, Lowestoft NR32 1HX

welcome to

Arnold House High Street,Lowestoft

****GROUND FLOOR APARTMENT BY THE COAST*** William H Brown are delighted to present this stunning THREE BEDROOM ground floor apartment in North Lowestoft. Only a stone's throw from the coast, with gorgeous views, this property is a fantastic purchase for all. Please call 01502 585998 to book a viewing!



Accommodation

Ground Floor Apartment

Entrance Porch

Communal entrance hall with built in storage exclusive to Flat.

Entrance Hall

Access to all rooms, Two radiators, Laminate wood effect flooring.

Lounge/ Kitchen/ Diner

19' x 17' 5" (5.79m x 5.31m)

Lounge Aspect: Two windows to Front aspect, Open plan living, Feature fireplace, Space for dining table, Radiator, Laminate effect flooring.

Kitchen Aspect: Fitted Wall and Base Kitchen units with work surfaces, Sink with taps, Integrated Oven, Hob, Microwave, Fridge/Freezer, Space for additional American Fridge, Power points, Power points and Laminate effect flooring continued.

Bedroom 1

11' 8" x 8' (3.56m x 2.44m)

Window to Front aspect, Double bedroom, Power points, Radiator, Laminate wood effect flooring.

Bedroom 2

11' 6" x 6' 11" (3.51m x 2.11m)

Window to Front aspect, Radiator, Power points, Laminate wood effect flooring.

Bedroom 3

11' 7" x 9' 6" (3.53m x 2.90m)

Window to Front aspect, Double bedroom, Radiator, Power points, Laminate wood effect flooring.

Bathroom

Partially tiled walls, Toilet, Wash hand basin, Bath with over head shower, Plumbing for Washing machine/Dryer, Extractor fan, Laminate wood effect flooring.

Outside

Front Exterior

Steps leading to main entrance door with bin storage to Rear aspect.

Rear Garden

Communal garden patio area with views across to the sea.

Agents Note

The property is held on a leasehold title with the buyer benefiting from a Share of the Freehold on completion and will collectively become a member of a limited company with the other leaseholders. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability before proceeding.

William H Brown are delighted to present this one of a kind ground floor apartment, located in the popular area of North Lowestoft. Upon completion it comes with a **SHARE OF THE FREEHOLD****. The property lies close to the Lowestoft coastline, with gorgeous coastal views found to the rear, as well as easy access to the town's centre, with ample shops and transport links! The property offers a blend of character and charm, with high ceilings and windows found throughout, but with modern touches added into the home, such as a sleek kitchen and bathroom. Three bedrooms are all located off of the hallway, offering ample living space for families to enjoy! This property is an ideal fit for those looking to move to the coast, please call 01502 585998 to book a viewing today.**



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welcome to

Arnold House High Street, Lowestoft

- Ground Floor Apartment
- ** Sold with a Share of the Freehold **
- Historical Charm Throughout
- Close to Local Transport Links
- Communal Garden with Sea Views
- Modern Kitchen and Open Plan Lounge/Diner
- Three Bedrooms
- Laminate Wood Effect Flooring Throughout

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Please note the marker reflects the postcode not the actual property



Property Ref:
LOW106975 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)