



High Street, LOWESTOFT NR32 1HU

welcome to

High Street,LOWESTOFT

William H Brown are thrilled to present this stunning Two Bedroom Flat with Sea Views! This property offers spacious living, with two double bedrooms, large lounge and sizeable kitchen space. Please call 01502 585998 to view today!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

William H Brown are delighted to offer this superb Two Bedroom flat in North Lowestoft, ideal for First Time Buyers and Investors. This home sits only a stone's throw away from Lowestoft's coastline, with gorgeous sea views available from the master bedroom! The property offers great space throughout, with a grand living room, ideal for hosting and entertainment, with kitchen and bathroom also located on this floor. The second storey of the flat consist of the two sizeable bedrooms, the master and guest room, both are ideal living spaces for all to enjoy. This home is a superb

opportunity for investment, or those looking to get on the property ladder. Please call William H Brown to view today on 01502 585998!

Accommodation

Entrance Porch

Carpeted stairs leading to Landing.

First Floor

Hall

Access to Lounge, Kitchen and Bathroom, Stairs leading up to next floor landing, Electric radiator, Carpet flooring.

Lounge

17' 9" x 15' 4" Max (5.41m x 4.67m Max)
Double glazed window to Front aspect, Feature fireplace, Two electric radiators, Power points, Carpet flooring.

Kitchen

12' 11" x 6' 4" (3.94m x 1.93m)
Double glazed window to Rear aspect, Partially tiled walls, Fitted Kitchen units and work surfaces, Sink and drainer unit, Plumbing for washing machine, Space for 50/50 Fridge/Freezer, Lino flooring.

Bathroom

Double glazed window to Rear aspect, Toilet, Wash hand basin, Partially tiled walls, Bath tub with taps, Carpet flooring.

Second Floor

Landing

Two storage cupboards, Carpeted, Access to Both Bedrooms.

Bedroom 1

13' 8" x 12' 9" (4.17m x 3.89m)
Double glazed Sash windows to Front aspect, Double bedroom with Sea views, Built in storage cupboards and wardrobes, Electric radiator, Power points, Carpet flooring.

Bedroom 2

12' 8" x 11' 2" (3.86m x 3.40m)
Double glazed window to Rear aspect, Double bedroom, Power points, Electric radiator, Carpet flooring.

Outside

Rear Garden

Off street parking to Rear aspect for one car.



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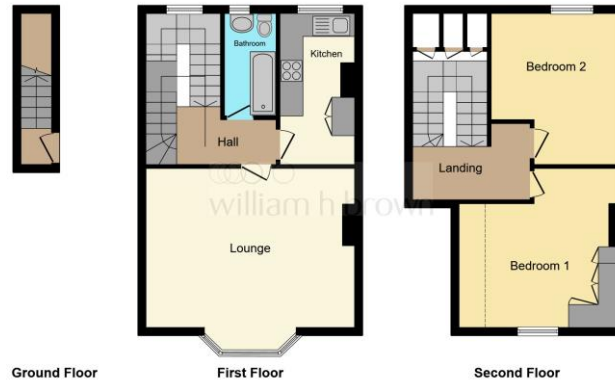
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- Sea Views
- Spacious Lounge
- Character Throughout
- Close to Amenities

Tenure: Leasehold EPC Rating: E

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.

guide price

£65,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108148 - 0004

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.



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