



Beach Road, LOWESTOFT NR32 1EA

welcome to

Beach Road, LOWESTOFT

- THREE DOUBLE BEDROOMS
- INDEPENDENT GROUND FLOOR FLAT/ DWELLING
- CLOSE TO AMENITIES
- SPACIOUS ROOMS THROUGHOUT
- EASY WALK TO THE COAST

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of
£250,000

William H Brown are delighted to present this Three Bedroom property on Beach Road. This home has been wonderfully decorated throughout, with spacious rooms on every floor. The home has also been adapted to offer a ground floor flat/ annexe, ideal for multigenerational living!



Lounge - Ground Floor

13' 7" x 12' (4.14m x 3.66m)

Kitchen - Ground Floor

13' 1" x 10' 2" (3.99m x 3.10m)

Bedroom 1

11' 4" x 10' 9" (3.45m x 3.28m)

Shower Room

Hall

Entrance Hall

Lounge

17' 4" x 12' 1" (5.28m x 3.68m)

Dining Room

13' 1" x 11' 5" (3.99m x 3.48m)

Kitchen

14' 5" x 10' 1" (4.39m x 3.07m)

Shower Room

Landing

Bedroom 2

17' 4" x 9' 2" (5.28m x 2.79m)

Bedroom 3

10' 3" x 10' (3.12m x 3.05m)

Rear Garden

view this property online williamhbrown.co.uk/Property/LOW109287



Property Ref:

LOW109287 - 0005

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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