



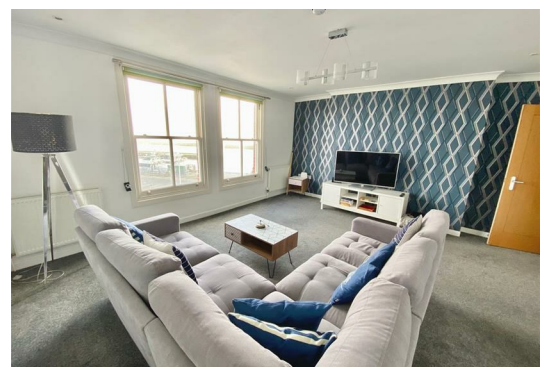
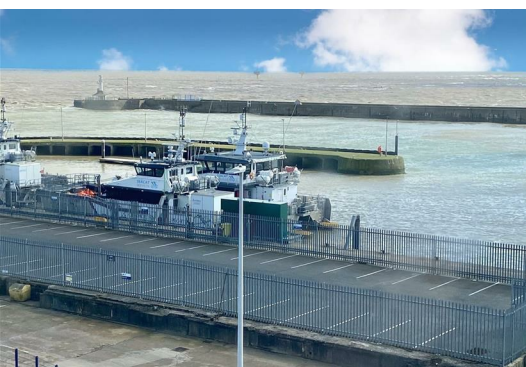
## 30C Suffolk Road

Lowestoft, NR32 1DZ

Asking Price £160,000



\*\*\* STUNNING SEAVIEWS \*\*\* Aldreds are delighted to offer this stunning second floor apartment which provides some of the best sea and dockland views within Suffolk and Norfolk. This stunning property has been refurbished to a good standard throughout and offers spacious accommodation including a large lounge/diner, spacious kitchen/diner, bathroom with bath and separate shower cubicle, two generous sized bedrooms and benefits from central heating and uPVC double glazed sash windows. Within a very short walk there is the award winning south Lowestoft beach along with the railway station and Lowestoft town centre. This apartment would be ideal as a family home, holiday investment or second home. It really is one to be seen with quite simply beautiful water views. Early viewing strongly recommended.



### Shared Entrance Hall

Lift leading directing into the apartment.

### Apartment Entrance Hall

Fitted carpet, feature archway, full length airing cupboard, radiators, power points

### L Shaped Lounge/Dining Room 22'6" x 16'7" (max) (6.86m x 5.06m (max))

Fitted carpet, flat plaster ceiling with inset spotlighting, triple aspect sealed unit double glazed sash windows providing sea and dockland views, radiators, power points with USB sockets, TV point

### Kitchen Diner 13'1" x 12'3" (4.01 x 3.74)

Tile effect vinyl flooring, full range of quality fitted kitchen units with integral appliances including fridge freezer, dishwasher, washer dryer, stainless steel oven with NEFF ceramic hob with matching stainless steel extraction cooker hood, ample space for family size dining table and chairs, double stainless steel sink with single drainer, tiled splashbacks, power points with USB sockets, sealed unit double glazed sash windows providing dockland and sea views.

### Master Bedroom 13'2" x 10'3" (4.02 x 3.13)

Fitted carpet, flat plaster ceiling, power points with USB sockets, TV point, radiator, sealed unit double glazed window providing dockland and sea views.

### Bedroom 2 12'9" x 6'3" (3.91 x 1.92)

Fitted carpet, radiator, power points with USB sockets, TV point, sealed unit double glazed sash window providing dockland and sea views

### Family Bathroom 12'11" x 5'2" (3.96 x 1.6)

Tile effect vinyl flooring, quality fitted bath and shower suite comprising of full length multi functional shower cubicle, panel bath, vanity sink unit, low level WC, sealed unit double glazed sash window, tiled splashbacks, full length heated towel rail

### Services Tenure & Charges

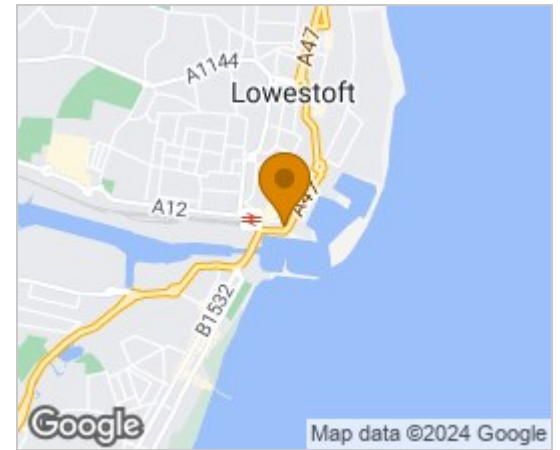
Mains water and drainage, gas and electric

Council Tax Band A

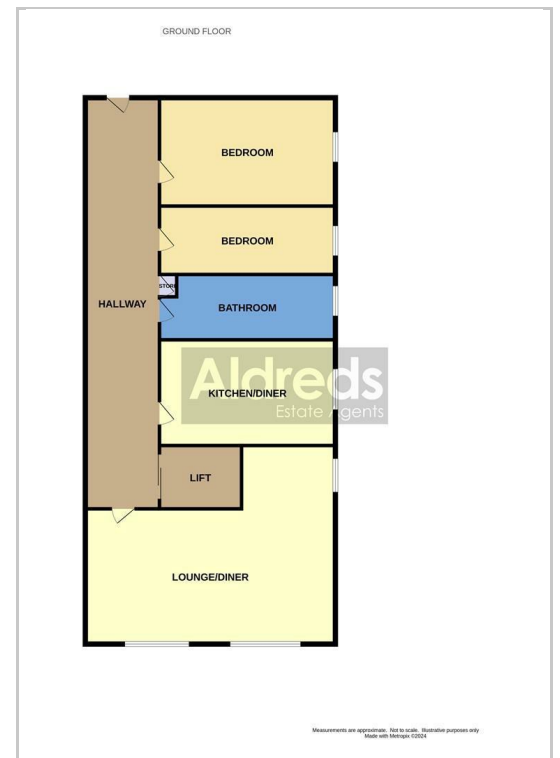
20% Share Of The Freehold

Service & Insurance Charge £1800 Per Annum To Include Lift & Maintenance

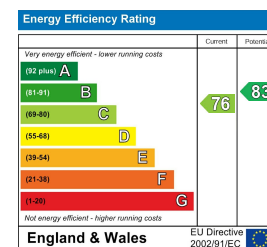
### Area Map



### Floor Plans



### Energy Efficiency Graph



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