

**Aldreds**  
Estate Agents

Shop 48a High Street  
Lowestoft, NR32 1HZ  
Asking Price £130,000





## Shop 48a High Street

Lowestoft, NR32 1HZ

\*\*\* LARGE RETAIL SHOP AND 2 BEDROOM FLAT \*\*\* Aldreds are pleased to offer this freehold retail shop with spacious 2 bedroomed flat above. This L-shaped building has many original characters & stunning sea views to the rear. The accommodation comprises of a ground floor shop with 2 spacious retail areas with W.C & kitchen. The impressive first floor flat comprises of large lounge, 2 double bedrooms, bathroom, kitchen. Bathroom and kitchen with large aspect windows providing sea views. Ideal for someone who would like to work from home. NO CHAIN

### Main Shop Area

18'3" x 10'2" (5.56 x 3.10 (5.55 x 3.09))

Stripped floorboards, fluorescent Lighting, electric heating, 2.1 meter display window, shop counter, power points.

### Shop Room 2

12'0" x 15'0" (3.66 x 4.57 (3.65 x 4.56))

Stripped floor boarding, electric heating, power points.

### Inner Hallway

Fitted carpet.

### Outer Hallway

Stripped floor boarding.

### Kitchen Area

13'9" x 10'3" (4.19 x 3.12)

Fitted carpet, range of fitted base units, stainless steel sink with single drainer, tiled splash backs, Upvc door leading to courtyard.

### Toilet

Tiled effect vinyl flooring, low level W.C, pedestal sink.

### Flat First Floor

### Shared Entrance Hall

Leading to private entrance door.







### Private Entrance Hall

Galleried staircase leading up to the first floor, fitted carpet. Impressive central galleried landing, fitted carpet, roof window, loft access leading to insulated loft space.

### Lounge/Diner

13'0" x 14'6" (3.96 x 4.42 (3.95 x 4.41))

Fitted carpet, radiator, power points, T.V point.

### Kitchen

11'5" x 5'0" (3.48 x 1.52 (3.47 x 1.53))

Laminate flooring, range of kitchen units, roll top work surfaces, power points, stainless steel sink, recess for white goods.

### Bathroom

Comprising white bathroom suite, low level W.C, panel bath, pedestal sink, radiator.



### Bedroom 1

14'1" x 13'8" (4.29 x 4.17)

Fitted carpet, radiator, fitted cupboard/wardrobe, power points.

### Bedroom 2

15'11" x 11'4" (4.85 x 3.45)

Fitted carpet, radiator, power points, large aspect window providing sea views.



### Outside

Outside to the front there is a lawned area enclosed by wrought iron fence.

Outside to the rear there is a beautiful lawned garden with views over the North Sea, patio seating area, timber & felt garden shed, enclosed by high walls & fencing.

Floor Plan

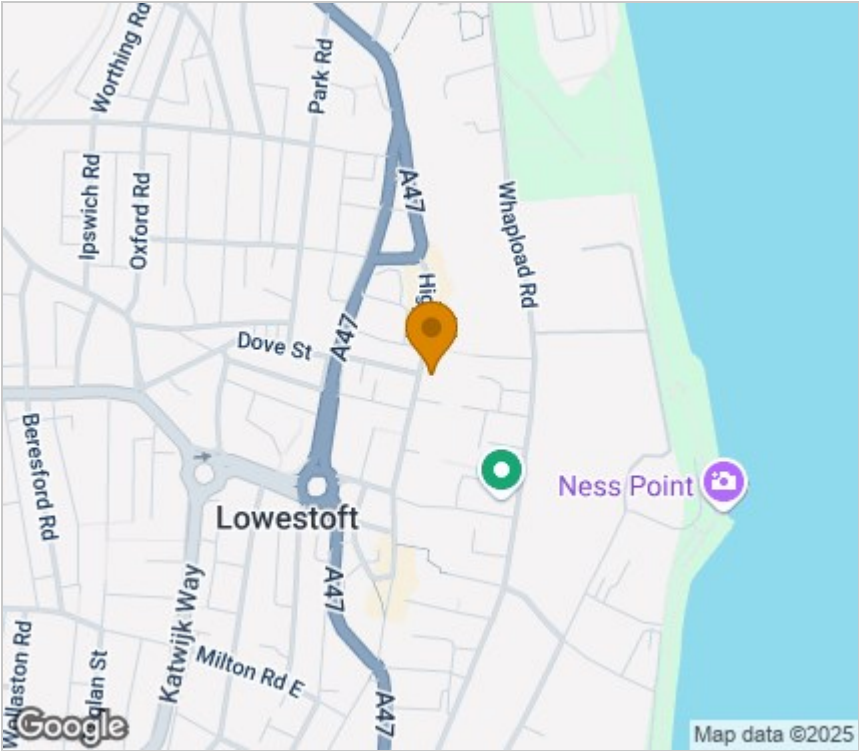


Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

