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Lowestoft 01502 733399

Gorleston 01493 658854

£160,000



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71 Sussex Road Lowestoft, NR32 4HG

- DOUBLE GLAZING THROUGHOUT
- EPC D56
- OPEN PLAN RECEPTION ROOMS
- MODERN FITTED KITCHEN
- COURTYARD STYLE GARDEN
- POTENTIAL TO MODERNISE
- TWO DOUBLE BEDROOMS OFF LANDING
- IDEAL FIRST TIME BUY
- GAS CENTRAL HEATING
- 969 SQ FT OF LIVING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch 0.80m x 0.90m (2' 7" x 2' 11")

Enter through an archway into your Storm Porch. Your front door leads you in to your ...

Entrance Hall 4.07m x 0.80m (13' 4" x 2' 7")

The perfect place to kick off your shoes and hang up your coat. A door leads you in to your ...

Dining Room 4.06m x 3.30m (13' 4" x 10' 10")

'Open Plan' to your Lounge, this wonderful Dining Room is perfectly located centrally and is the hub of the home. There's a fitted carpet, radiator and a uPVC sealed unit double glazed window is also featured. Your staircase winds up to all first floor rooms and an opening leads you into your inner lobby and Kitchen beyond. Another opening leads you to your ...

Lounge 4.07m x 2.92m (13' 4" x 9' 7") into bay

Cosy yet spacious, your bay fronted Lounge features uPVC sealed unit double glazed window. A brick feature fireplace, radiator and fitted carpet also included.

Inner Lobby 2.57m x 1.59m (8' 5" x 5' 3")

This is the link between your Dining Room and Kitchen with plenty of storage is available under the stairs.

Kitchen 3.63m x 2.56m (11' 11" x 8' 5")

A Range of base and wall units are fitted to two walls complete with white T & G effect doors and drawers with a black rill edge worktop over. White tiling has been applied above as a splashback and integrated appliances include a stainless-steel gas hob with oven bellow and extractor hood over. Your stainless-steel sink and drainer is located under one of the two uPVC sealed unit double glazed windows attracting and abundance of natural daylight in. Ample space is provided for your fridge freezer and automatic washing machine and your combi boiler is also housed here.

Tiling is laid to floor and your back door leads you in to your...

Lean to Porch 2.80m x 1.25m (9' 2" x 4' 1")

Offering extra storage and a door leads outside.

FIRST FLOOR

Landing

At the top of the stairs, your Landing features doors leading off to all Bedrooms, laminate flooring has been laid and a uPVC sealed unit double glazed window also featured.

Master Bedroom 4.06m x 3.63m (13' 4" x 11' 11")

Spanning the whole width of the property and located at the front, your Master Bedroom features a uPVC sealed unit double glazed window, radiator and fitted carpet.

Bedroom 2 3.20m x 3.00m (10' 6" x 9' 10")

Located to the middle of the property with a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bathroom 2.55m x 3.65m (8' 4" x 12') narrowing to 2.76m

This spacious Bathroom features a four-piece suite comprising of a fully tiled shower cubicle, panel bath, low level WC and pedestal sink. A laminate floor laid underfoot, radiator and an opaque uPVC sealed unit double glazed window also featured.

OUTSIDE

Front Garden

Plenty of curb appeal here with a garden wall and your path leading up to your Storm Porch.

Rear Garden

A wonderful outdoor space to enjoy at any time of year. Your courtyard style Garden is enclosed by fence and wall with an access gate to rear.

Council Tax

Band A

SUMMARY

Though the property may require some cosmetic modernisation, the basics are there. A great layout, double glazing and gas central heating are all beneficial to this first time buy or investment property.

To view, simply call the number on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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2 BEDROOM BAY FRONTED VICTORIAN TERRACE

We are delighted to offer for sale this mid terraced family home on the ever-popular Sussex Road in north Lowestoft. Your accommodation comprises of a large 'Open-Plan' style Lounge Diner, Inner Lobby, Kitchen, and Lean-to rear porch on the ground floor, while upstairs two double bedrooms and large Family Bathroom all off Landing. Complete with the creature comforts of gas central heating and double glazing, the property would benefit from some cosmetic modernisation.

EXCELLENT FIRST TIME BUY OR INVESTMENT OPPORTUNITY

LOCATION AND AMENITIES

Located off the A47, the towns of Lowestoft and Great Yarmouth are easily accessible. Sussex Road is surrounded by plenty of schools, restaurants and public transport. The Tesco superstore is also within half a mile reach along with the very popular family theme park of Lowestoft, Pleasurewood Hills and Sparrows Nest Gardens right on your doorstep. The beach and many other amenities are within easy reach due to the convenient location.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



71 SUSSEX ROAD, LOWESTOFT

TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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