

abbot**Fox**



Sussex Street, Norwich
£1,400 PCM

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents A rare opportunity to rent an immaculate three-storey townhouse offering stylish city living in a quiet cul-de-sac in Norwich. This beautifully maintained home is perfect for families, featuring spacious rooms, modern fittings, and a low-maintenance rear garden. The property is available for rent and offers easy access to local amenities, making it an ideal choice for professionals and families alike.

Location:

Situated within walking distance of Norwich City Centre, this North City location is highly sought after. It offers excellent transport links, local schools, shops, pubs, and healthcare facilities. The property is also well-connected to Norwich Train Station, providing convenient access to surrounding areas.

Property Features:

Ground Floor:

Entrance Hall – Welcoming entrance with wood-effect flooring, power points, radiator, and access to all ground floor rooms.

Cloakroom/WC – Conveniently located with a low-level WC and hand wash basin.

Utility Room – Equipped with work surfaces, sink and drainer, gas central heating boiler, washing machine space, and access to the rear garden.

Study – Ideal for home working, featuring sliding doors leading to the rear garden.

Integral Garage – Secure space with an up-and-over door, power, and lighting.

First Floor:

Kitchen/Diner – A modern kitchen with integrated appliances, LED downlighting, and ample space for a dining suite.

Lounge – A bright and spacious family living area with a Juliet balcony, carpet flooring, and plenty of natural light.

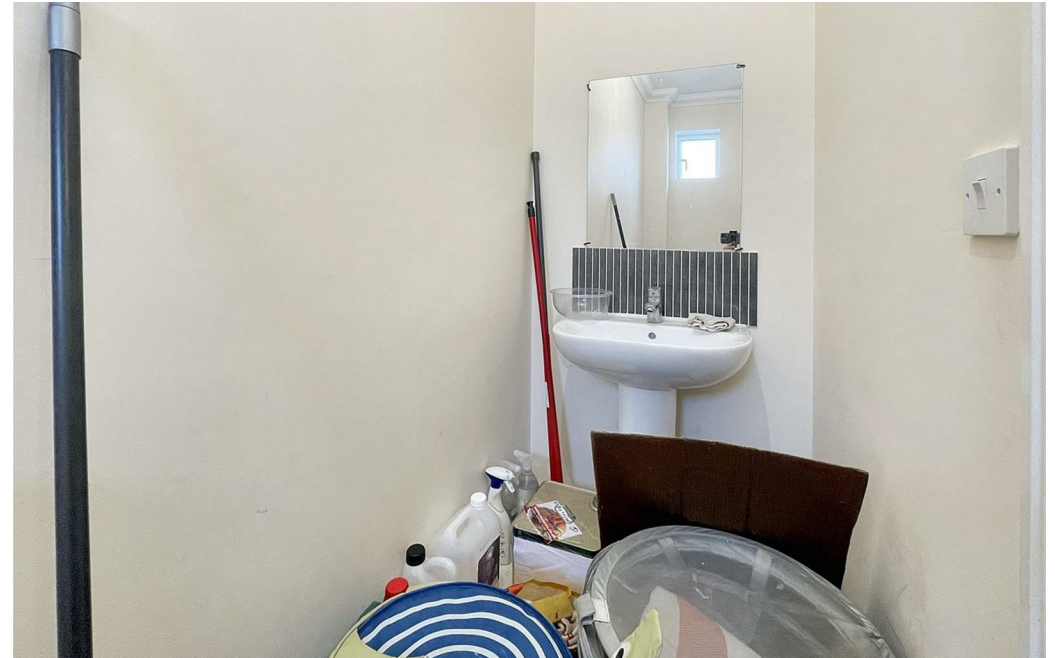
Second Floor:

Master Bedroom – A double bedroom with a built-in storage cupboard & Ensuite

Bedroom Two – A well-sized double room with storage space and a rear-facing window.

Bedroom Three – A cozy third bedroom, perfect for a child's room or additional office space.

Family Bathroom – A three-piece suite with a shower over the bath and modern fittings. This fantastic home offers the perfect blend of modern living and convenience in a prime location







THE HIGHLIGHTS__

- INTEGRAL GARAGE
- THREE STOREY ACCOMODATION
- CITY LIVING
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- NORWICH, NR3
- PERFECT FOR FAMILIES

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.