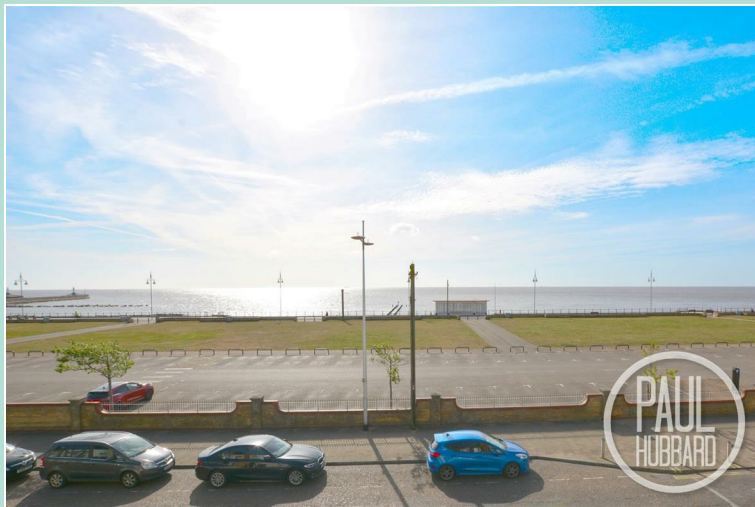


£250,000
Guide Price



Marine Parade

Suffolk, NR33 0QL

- IDEAL INVESTMENT OPPORTUNITY
- BLOCK OF TWO FLATS
- EXCELLENT YIELD POTENTIAL
- WITH OFF ROAD PARKING
- SEA VIEWS
- READY TO GO
- HALLED ENTRANCE
- CONSERVATORY
- SPACIOUS FLATS
- DO NOT MISS THIS OPPORTUNITY





LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

*** BOTTOM FLAT ***

ENTRANCE HALL

Timber entrance door to front aspect, carpet flooring, steps leading down to the basement level and doors opening to a WC and dining room.

DINING ROOM

3.6 x 3.4

UPVC double glazed window to rear aspect, carpet flooring, radiator, sliding doors opening to the sitting room.

SITTING ROOM/BEDROOM

5.2 x 4.2 into bay

UPVC double glazed bay window to front aspect, carpet flooring, picture rail, feature stone fireplace.

WC

1.8 x 1.0

UPVC double glazed window to rear aspect, vinyl flooring, pedestal wash basin, toilet, part tile walls.

BASEMENT LEVEL HALLWAY

Laminate flooring, doors opening to a wet room, kitchen breakfast room, built in storage cupboard and bedroom.

WET ROOM

1.7 x 1.7

UPVC double glazed window to rear aspect, tile flooring, tile walls, heated towel rail, toilet, pedestal wash basin.

KITCHEN/BREAKFAST ROOM

3.5 x 3.5

A modern kitchen with tile flooring, part tile walls, radiator, wall mounted gas combi boiler, extractor fan, 4 ring gas hob, NEFF oven and grill, units above and below, stainless steel sink with drainer, space for appliances including a washing machine and fridge/freezer. Door to rear aspect opening into the conservatory.

CONSERVATORY

4.9 x 2.3

UPVC double glazed door to side aspect opening into the garden and window surround. Tile flooring, radiator.

BEDROOM

5.1 x 4.3 into bay

UPVC double glazed window to front aspect, laminate flooring, radiator, door opening to a good size storage cupboard.





OUTSIDE

To the rear of the property a patio garden with shingle and shrub borders leads up to a timber garden shed and cast iron gate which opens to off road parking spaces.

*** TOP FLAT ***

ENTRANCE HALL .

Entrance door to front aspect, carpet stairs leading to 1st and second floor of apartment, doors opening to WC, kitchen/breakfast room and sitting room.

WC

1.8 x 0.9

UPVC double glazed window to rear aspect, vinyl flooring, wall mounted hand wash basin, toilet, radiator.

KITCHEN/BREAKFAST ROOM

3.6 x 3.5 max

UPVC double glazed window to rear aspect, vinyl flooring, part tile walls, radiator, units above and below, laminate work surfaces, cupboard housing a gas boiler, stainless steel sink with drainer, extractor fan, 4 ring gas hob, integrated oven, space for appliances including a washing machine, fridge/freezer and tumble dryer.

SITTING ROOM

4.4 x 4.2 max

UPVC double glazed bay window to front aspect, carpet flooring, period cast iron fireplace, x2 radiators.

LANDING

Carpet flooring, loft hatch, doors opening to a good size storage cupboard, bathroom and 2 double bedrooms.

BATHROOM

3.5 x 3.2 max

UPVC double glazed window to rear aspect, vinyl flooring, radiator, part tile walls, pedestal wash basin, p-shape bath with handheld shower attachment, toilet, doors opening to a built in shelved storage cupboard and airing cupboard.

BEDROOM 1

4.4 x 4.2 max

UPVC double glazed window to front aspect, carpet flooring, radiator, doors opening to built in storage cupboard and wardrobes with vanity unit in between.

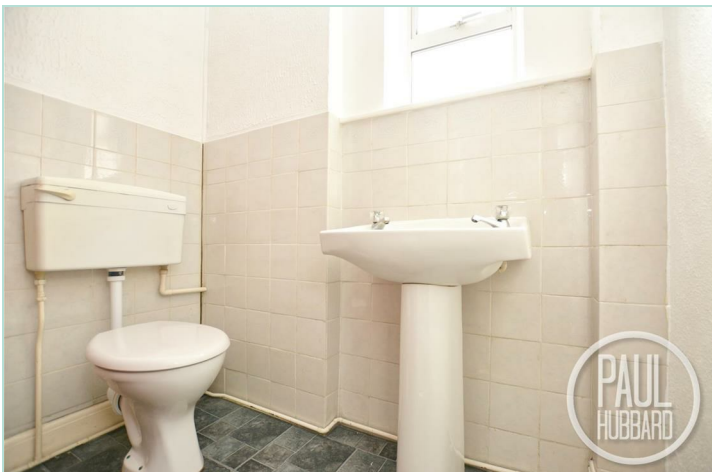
BEDROOM 2

3.6 x 2.5

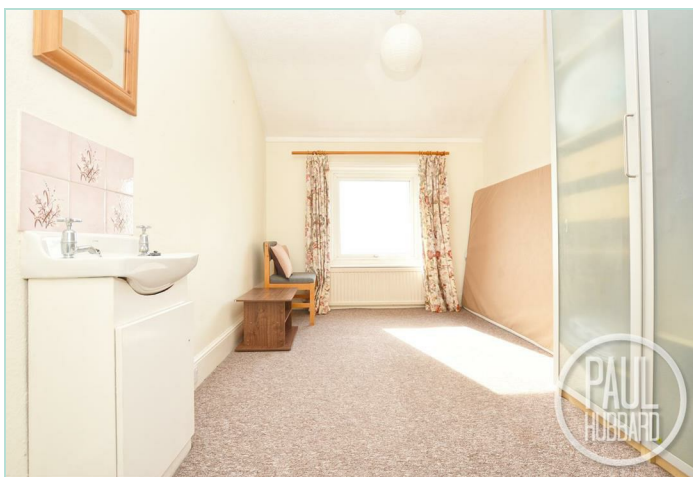
UPVC double glazed window to front aspect, carpet flooring, radiator, slimline vanity unit.

FINANCIAL SERVICES


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold
 Council Tax Band: A
 EPC Rating:
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.

BASEMENT FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cupboards 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 here are not listed and no guarantee as to their operability or efficiency can be given.
 Made with Metropix CS202

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

2ND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 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 here are not listed and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements