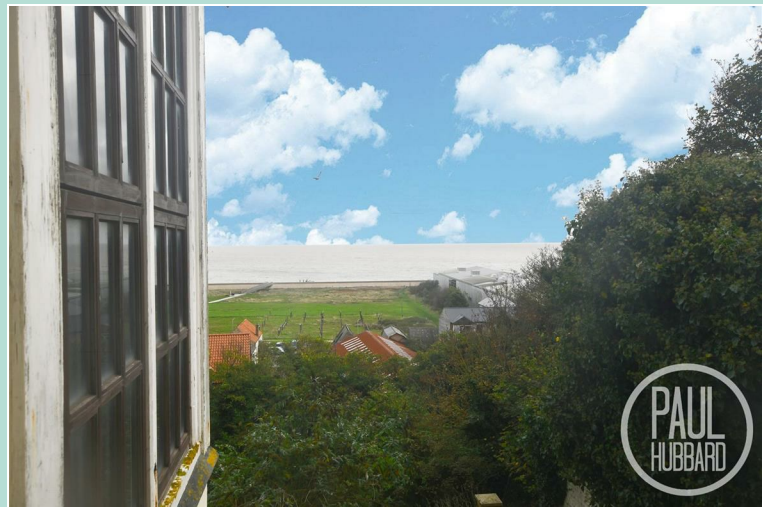


£150,000
Offers In Excess Of



The High Street

Suffolk, NR32 1HX

- Historical ground floor apartment
- Renovated to a high standard
- Three separate bedrooms
- Grand communal entrance with sea views
- Open plan living area
- Ideal for public transport links
- Close to local amenities
- Spacious entrance hall
- High ceilings
- Unique opportunity





SUMMARY

** HISTORICAL GROUND FLOOR APARTMENT **

Offering modern grandeur! Renovated to a high standard to offer three separate bedrooms, stunning open plan living, modern kitchen, high ceilings and grand communal entrance with sea views!

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.



COMMUNAL ENTRANCE HALL

Grand spacious communal entrance with stunning sea views.

Property benefits from an additional storage room with door access from communal hallway.



ENTRANCE HALL

0.00 x 0.00

laminade flooring, doors opening to kitchen/living area, bedrooms 1-3 and into bathroom

KITCHEN/LIVING AREA

7.2 x 6.5

X2 large sash windows with original shutters, laminate flooring, electric feature fireplace and window seats. Units above and below work surfaces with inset stainless steel sink, intergrated oven with induction hob and extractor fan. Intergrated dishwasher with fridge and freezer.



BEDROOM 1

5.6 x 3.5

Large timber sash window with original shutters. Laminate flooring and high ceilings

BEDROOM 2

5.6 x 3.0

Large timber sash window, high ceiling and laminate flooring



BEDROOM 3

5.6 x 2.9

Large sash window with fitted storage cupboard and laminate flooring

BATHROOM

2.8 x 2.1

Tiled bath with mixer tap, laminate flooring and pedestal wash basin. Bathroom opens to WC/utility area

WC/UTILITY ROOM

2.1 x 1.5

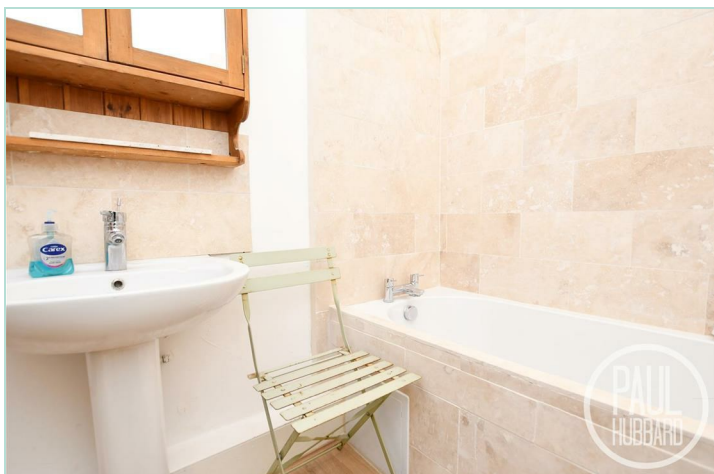
Toilet with laminate flooring, counter work top and space below for washing machine

AGENT NOTE

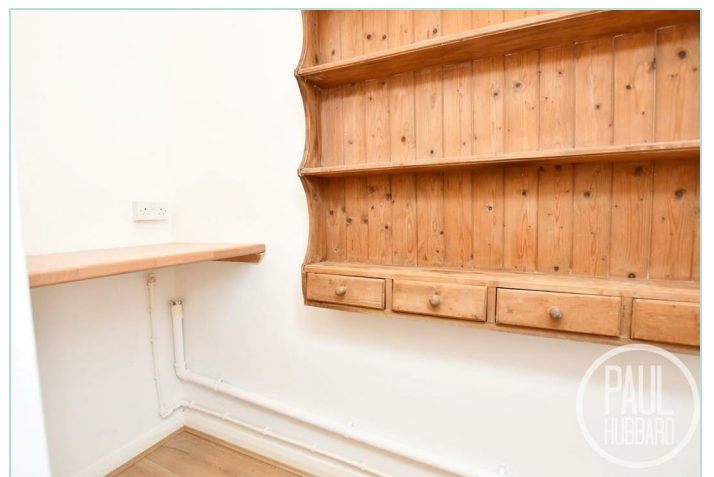
Please note that the property tenure is a shared freehold, where there is an agreed service charge of £100pcm.

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.



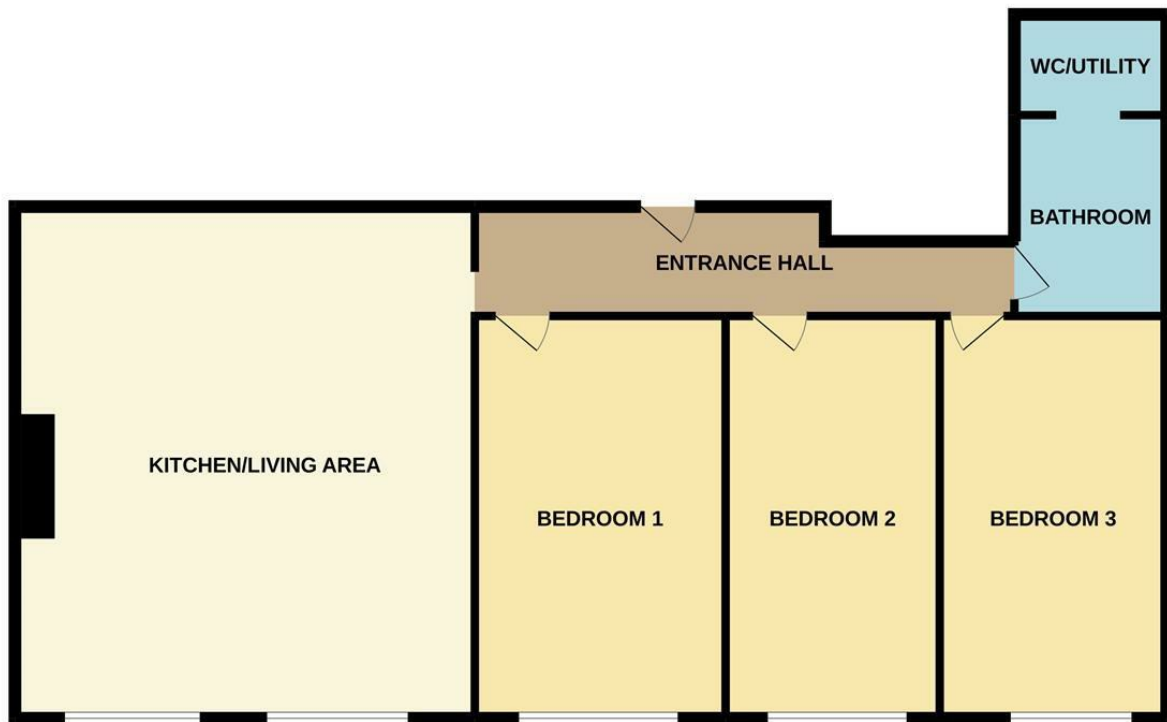




Tenure: Share of Freehold
 Council Tax Band:
 EPC Rating:
 Local Authority: East Suffolk Council

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	

GROUND FLOOR
 1305 sq.ft. (121.3 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.3 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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Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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