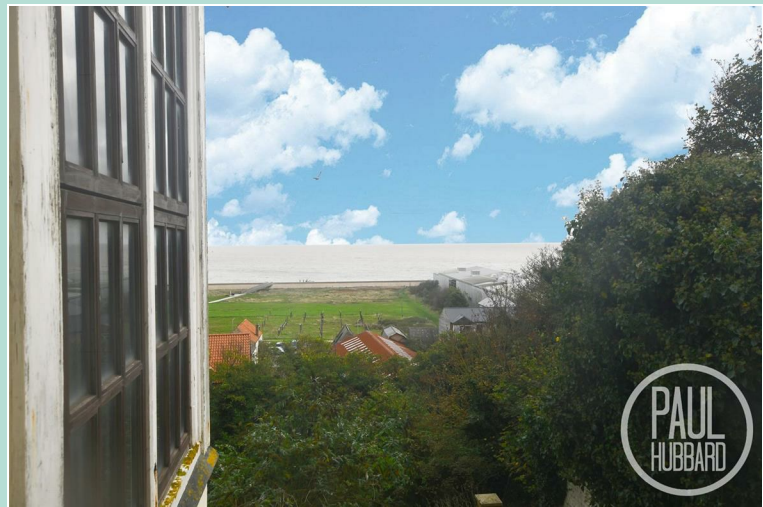
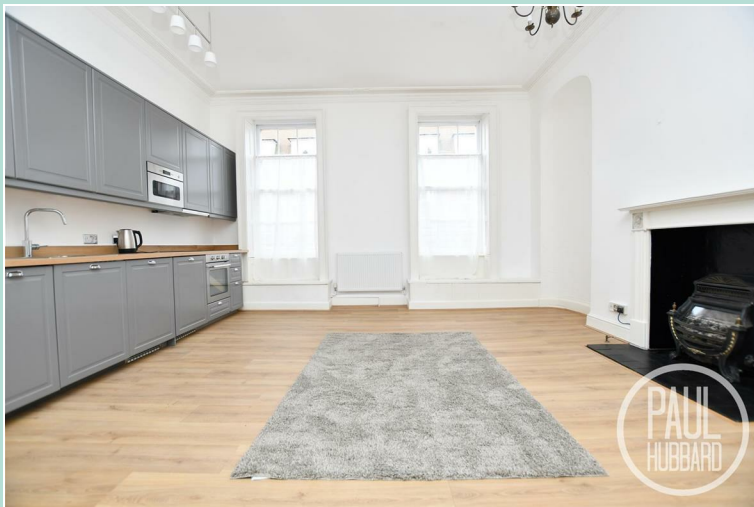


£150,000  
Offers In Excess Of



## 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

laminare 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

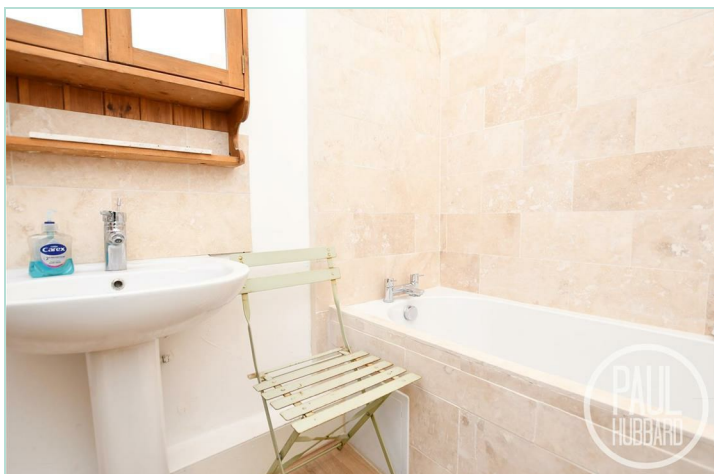
Toilet with laminate flooring, counter work top and space below for washing machine

### AGENT NOTE

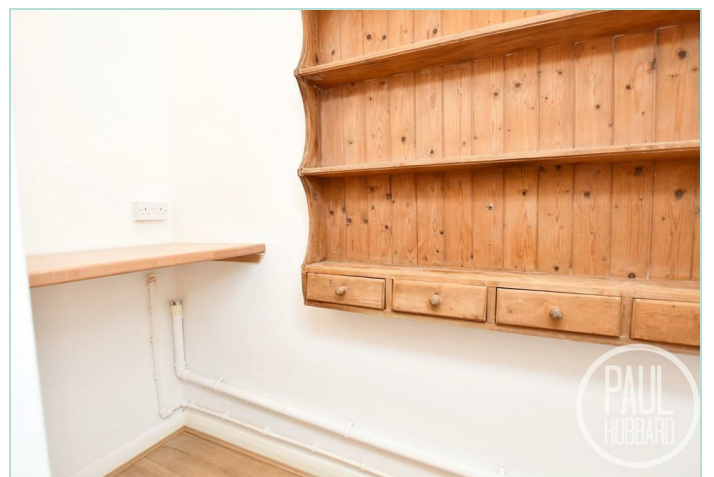
Please note that the property tenure is a shared freehold, where there is an agreed service charge of £100pcm.

### 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.



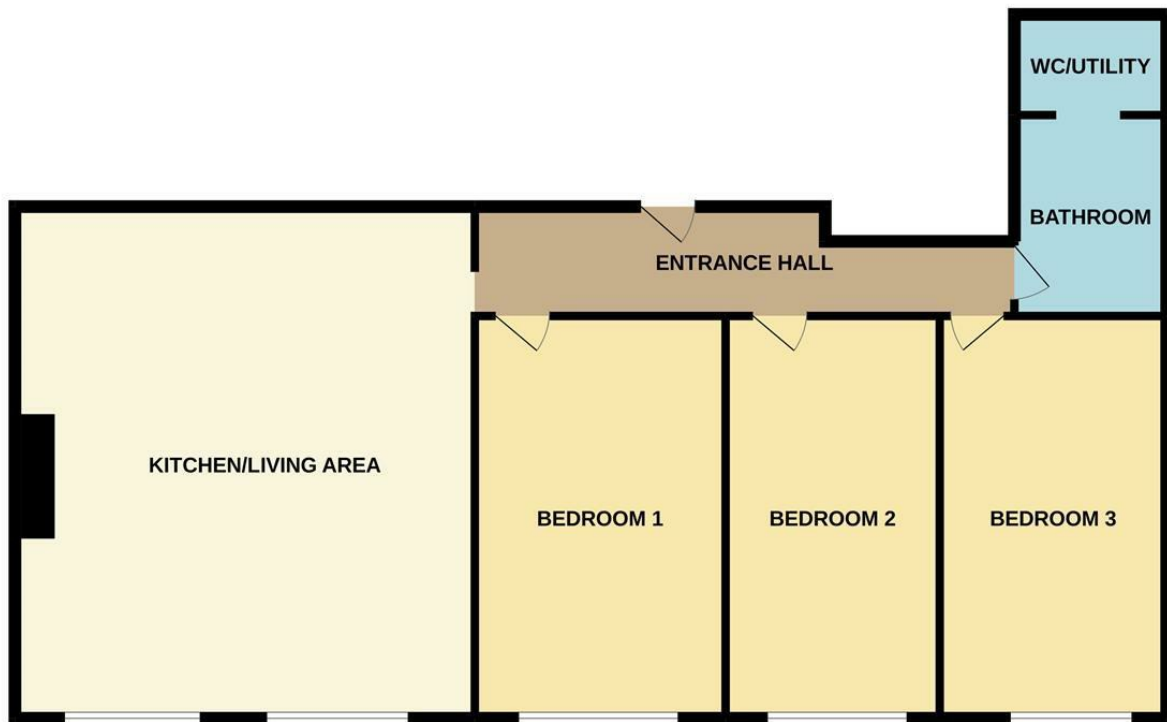




Tenure: Share of Freehold  
 Council Tax Band:  
 EPC Rating:  
 Local Authority: East Suffolk Council

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