

£85,000  
Guide Price



## Azure Seas, The Street

Corton, NR32 5HN

- Stunning sea views
- Chain free
- Sought after Corton location
- Two double bedrooms
- Residential spec executive lodge
- Ideal for the investor
- Great holiday home opportunity
- Use of on site facilities
- Master bedroom with en-suite
- Open plan living room







### Location

This 2 bedroom residential spec lodge is superbly located just north of Lowestoft along the Suffolk coast in sought after Corton, which boasts spectacular sunrise views and fantastic links to a number of quintessential English towns and attractions. Just 3 miles from the seaside town of Lowestoft - home to award winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more. There are a number of schools in the area to suit all ages, a range of amenities including a post office, bus station and train station, both of which run regular services to Norwich.

### Main living area

6.18m max x 3.82m

An open planned living space, benefiting from sea views to the front and comprising of a kitchen/diner and sitting room area.

### Kitchen/diner

2.72m x 3.82m

Entrance door and UPVC double glazed windows to the side aspects, vinyl flooring throughout, units above and below, composite sink with drainer, integrated fridge, freezer, washing machine microwave and oven with extractor fan and gas hob with an opening to the sitting area and a door opening to the rear hall.

### Sitting area

3.31m x 3.82m

UPVC double glazed windows to the side aspects and sliding doors to the front opening onto the deck seating area with sea views, carpet flooring throughout, x2 radiators, built-in bluetooth speakers and electric fireplace.

### Rear hall

Carpet flooring throughout, radiator, doors opening to the shower room and bedrooms 1 and 2.

### Shower room

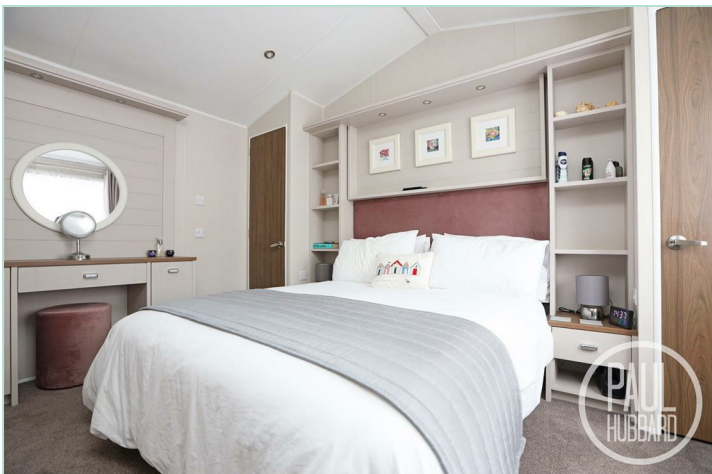
2.44m x 1.05m

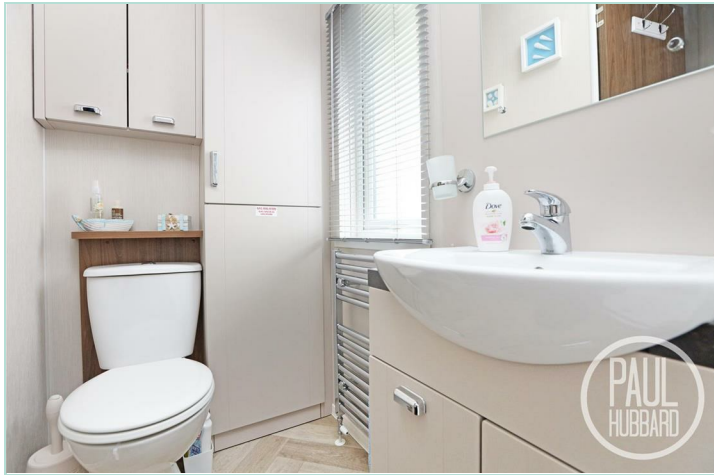
UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, vanity unit with inset hand wash basin, toilet, heated towel rail, mains fed shower in an enclosed cubicle and door opening to the boiler cupboard and additional integral display units.

### Bedroom 1

2.52m max x 3.80m

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator, a selection of integrated draws and display units and dressing area, doors open to the en-suite and walk in wardrobe.





### Walk in wardrobe

1.50m x 1.38m

Carpet flooring throughout, integral shelves and clothing rail.

### En-suite

1.50m x 2.34m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, vanity unit with inset hand wash basin, toilet, heated towel rail, mains fed shower in an enclosed cubicle and integral display units.

### Bedroom 2

2.55m x 1.98m

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator, integral display units and door opening to a built in wardrobe.



### Outside

To the front of the lodge is a laid lawn area which provides the opportunity for off road parking and leads up to a decked area with steps and level gate which opens to a sizeable composite decked seating area sweeping around the property and provides access to the main entrance door and sliding doors opening into the main living room area.

The lodge also benefits from visitor parking just walking distance away as well as direct access onto the beach through Corton woods.



### Agent Note

- The lodge benefits from the use of some site facilities including a laundrette
- Leasehold: 18 years left on lease from end of 2024
- All year round occupancy (As secondary address)

Charges include (stc):

- Site fees are £5195pa
- Water rates £234pa
- General rates £159pa
- Electric averaging £25-30 per quarter
- Gas bottles from site £91
- Insurance averaging £203
- Internet £23pcm

### 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: Leasehold  
 Council Tax Band:  
 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	

SHERATON LODGE  
 525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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