

£220,000  
Offers In Excess Of



## Coastal Mews

Lowestoft, NR33 0FA

- Modern end terrace home
- South-facing courtyard garden
- Two spacious double bedrooms
- Modern first-floor bathroom with stylish fixtures and finishes
- Prime Pakefield location
- Enjoy a glimpse of the sea from your home
- Built in 2018, with a 10-year NHBC guarantee for peace of mind
- Gas combi boiler, UPVC double glazing and excellent insulation for year-round comfort
- Disability-friendly with wider doorways and low-level lighting
- Walking distance to local shops and amenities for ultimate convenience

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**PAUL  
HUBBARD**



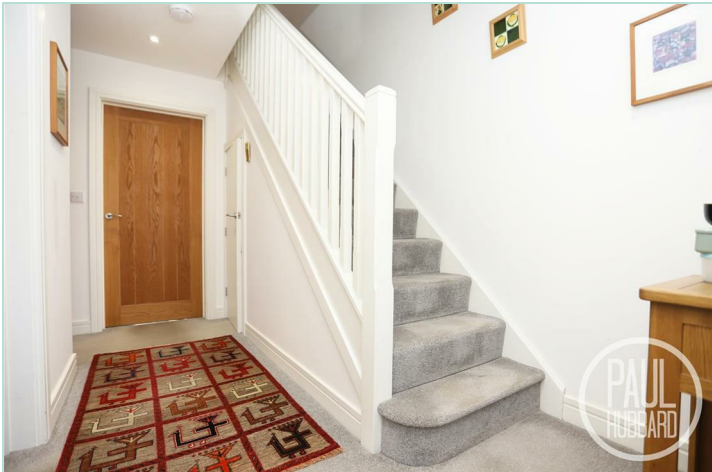


### Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

### Entrance Hall

Composite entrance door, recessed door mat, fitted carpet, radiator, down lights, under stair storage cupboard and doors opening to the kitchen, cloakroom and sitting room.



### Kitchen

2.68 x 2.60

Vinyl flooring, UPVC double glazed window to the front aspect, down lights, units above & below, laminate work surfaces, under-cabinet lighting, tile splash backs, gas combi boiler, inset ceramic sink & drainer, spaces for a washing machine, dishwasher & fridge-freezer and a built-in oven, electric hob & stainless steel extractor hood.

### Cloakroom

1.71 x 0.97

Vinyl flooring, UPVC double glazed obscure window to the side aspect, extractor fan, toilet & wash basin, tile splash backs and a radiator.



### Sitting Room

4.86 x 3.59

Fitted carpet, UPVC double glazed window, radiator and UPVC French doors opening to the rear aspect.

### Bedroom 1

4.86 max x 3.70 max

Fitted carpet, x2 UPVC double glazed windows to the front aspect and a radiator.



### Bedroom 2

3.67 x 2.76

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



### Bathroom

2.48 x 1.97

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, down lights, heated towel rail, tile splash backs, toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and a mains-fed shower set above.

### Outside

The property is approached via a paved frontage, bordered by a brick wall and decorative fencing, with a step leading up to the main entrance door, which is sheltered for added protection.



Steps down from the French doors lead to the south-facing rear garden, which offers a low-maintenance space with a slabbed patio area, ideal for a table and chairs, and is ready for personalisation. Fully enclosed by a panel fence for privacy, the garden provides gated side access to a shared pathway, offering convenient access for tasks such as taking out the bins.

### 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.





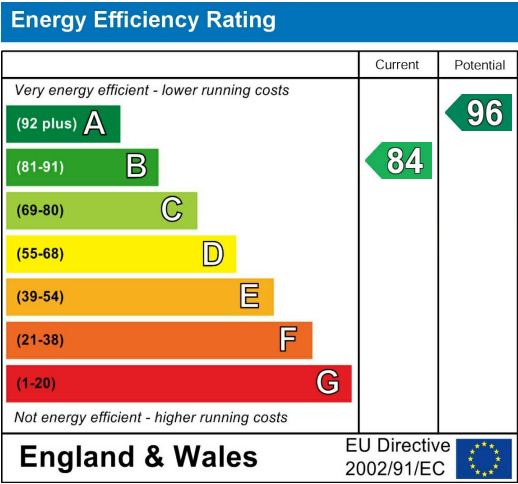




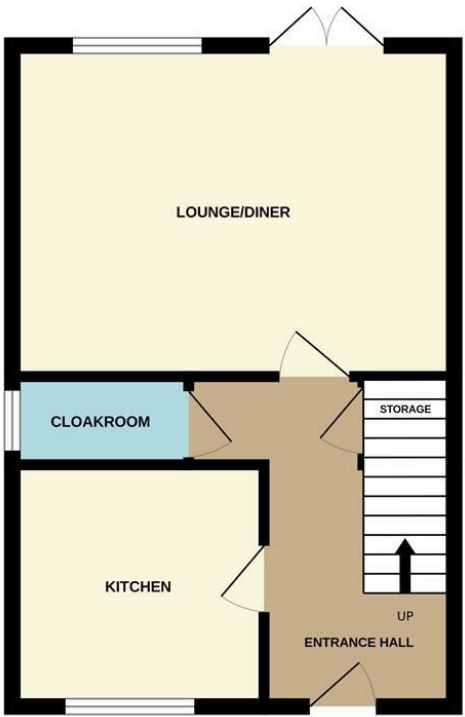




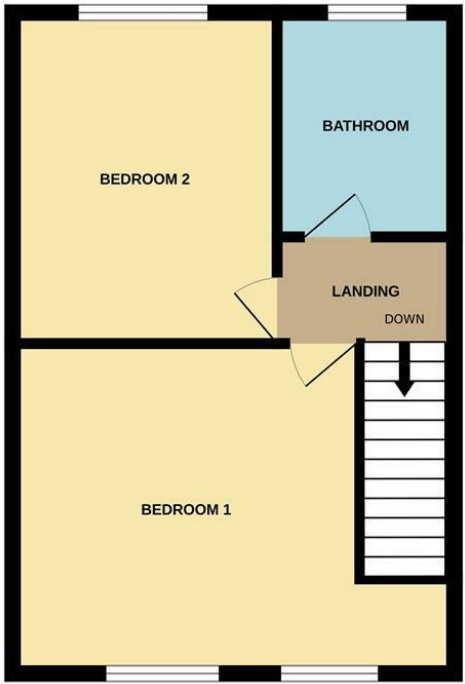
Tenure: Freehold  
Council Tax Band: B  
EPC Rating: B TBC  
Local Authority: East Suffolk Council



GROUND FLOOR



1ST FLOOR



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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