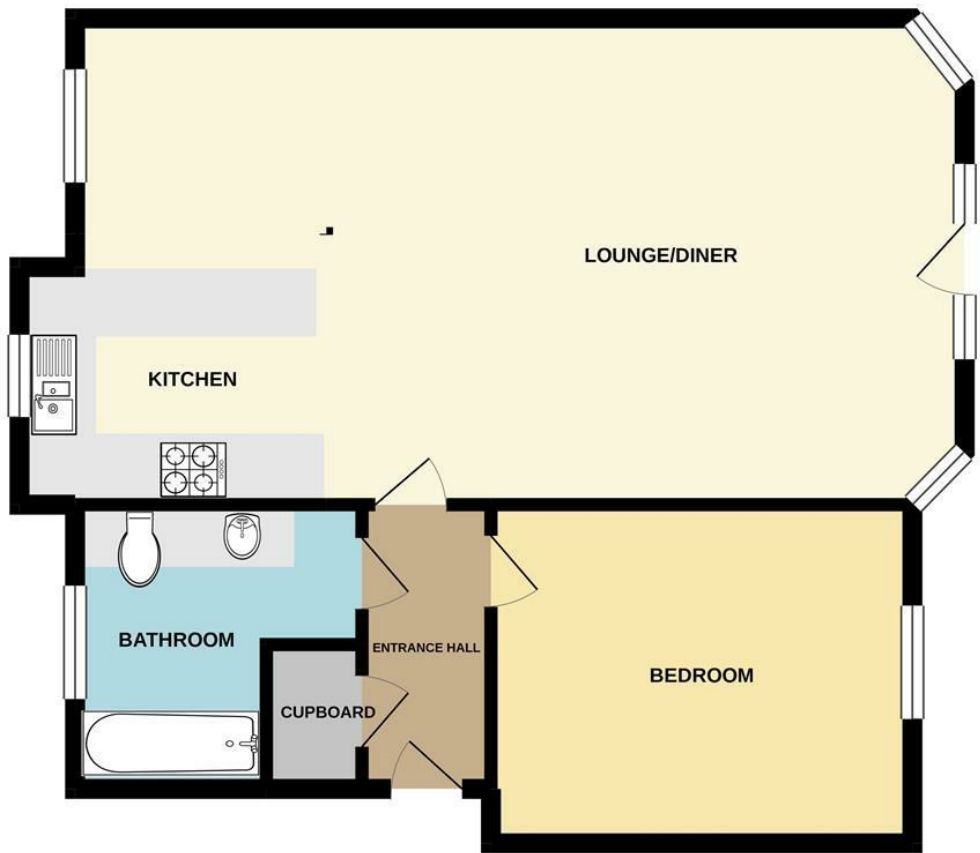


Tenure: Leasehold  
Council Tax Band: A  
EPC Rating: B  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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

£160,000  
Asking Price



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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## Kingswear Court

Suffolk, NR33 0AR

- Stunning sea views
- Off road parking
- Spacious open plan living area
- Juliette balcony
- EPC Rating: B83
- Popular South Lowestoft location
- Close to local amenities
- White goods included
- Beautifully presented throughout
- Double bedroom

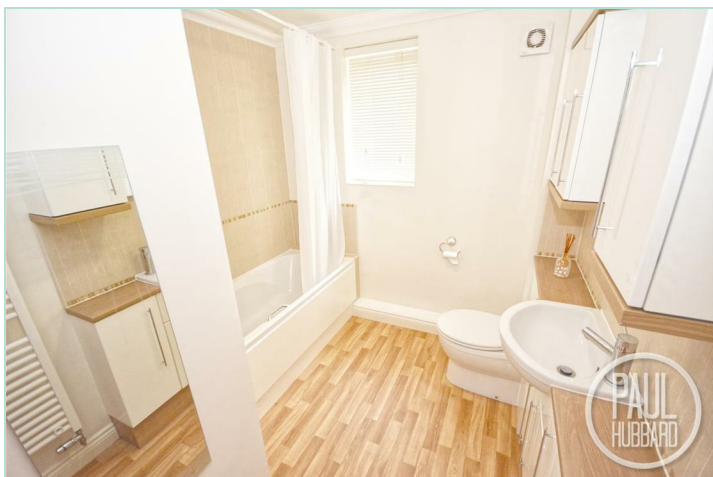


Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

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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





## 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.

## APARTMENT DOOR OPENING TO ENTRANCE HALL

### ENTRANCE HALL

Carpet flooring, doors opening to bathroom, bedroom, living area and storage cupboard.

### BATHROOM

2.6 x 2.4

UPVC Double glazed window to side, vinyl flooring, vanity sink and toilet, panel bath with shower attached, heated towel rail and storage cupboards above.

### BEDROOM

3.8 x 3.1

UPVC Double glazed window to rear aspect and carpet flooring.

### LIVING AREA

9.1 m x 4.4 max

UPVC Double glazed door opening to Juliette balcony and 2 x UPVC double glazed windows to front aspect, 2 x UPVC double glazed windows to rear aspect, both carpet and laminate flooring and opening to kitchen.

### KITCHEN

2.4 x 2.1

Vinyl flooring, units above and below work surfaces, integrated oven, grill hob and extractor fan. Integrated fridge fridge freezer and washing machine. Stainless steel sink with drainer, feature spotlights under counter, tile splashback surround and cupboard housing Worcester boiler.

### OUTSIDE

To the front of the building id a shingle feature garden with paved walkways leading to intercom entry.

To the rear is allocated off road parking.

