

£160,000
Asking Price



Kingswear Court

Lowestoft, NR33 0BF

- First floor apartment
- 2 double bedrooms
- Neutral decor throughout, perfect for making your own
- Master bedroom with en-suite shower room
- Spacious bathroom
- Good size entrance hall with a storage cupboard with double doors
- Sea views
- Moments to award winning south beach
- Allocated off road parking space
- Close to local amenities, shops & schools





Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



Communal entrance hall

Bright, airy communal entrance with steps leading up to the first floor, where the apartment's entrance is located.

Entrance hall

2.71m max x 2.40m max

Entrance door to the front aspect, carpet flooring throughout, a radiator, and doors leading to the open-plan sitting room/kitchen, bathroom, bedrooms one and two, and a storage cupboard.

Open-plan Sitting Room / Kitchen

6.15m x 3.35m

Spacious open-plan living area featuring a UPVC double-glazed bay window to the side aspect, carpet flooring throughout, and two radiators.



Kitchen Area

Fitted with a range of wall and base units, part-tiled walls, and integrated appliances including oven, hob, extractor fan, washer, dryer and fridge/freezer and a stainless steel sink with drainer.

Bathroom

2.76m x 1.91m

Vinyl flooring throughout, part tiled walls, vanity unit with inset sink, toilet, bath with shower attachment and a heated towel rail.



Bedroom 1

3.55m x 2.66m

UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.



Bedroom 2

3.58m x 2.74m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and a door opening to the en-suite.

En-suite

1.77m x 1.75m

Vinyl flooring throughout, part tiled walls, vanity unit with inset sink, toilet with hidden cistern, shower within an enclosed glass cubicle and a heated towel rail.

Outside

The property benefits from an allocated parking space and a useful storage shed, and is within walking distance of the beach while also enjoying stunning sea views.

Agent note

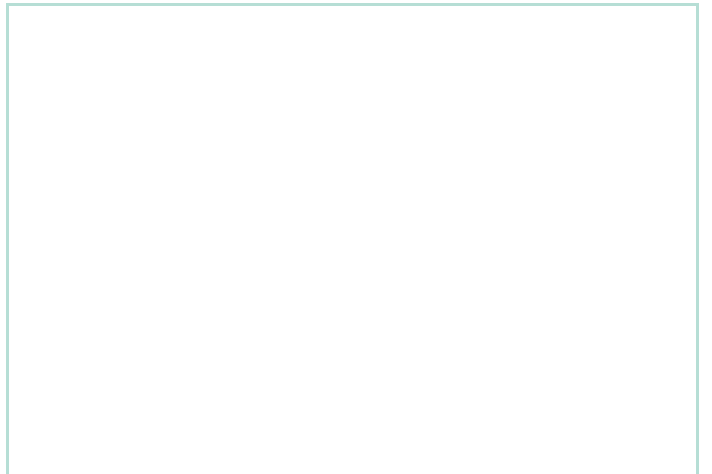
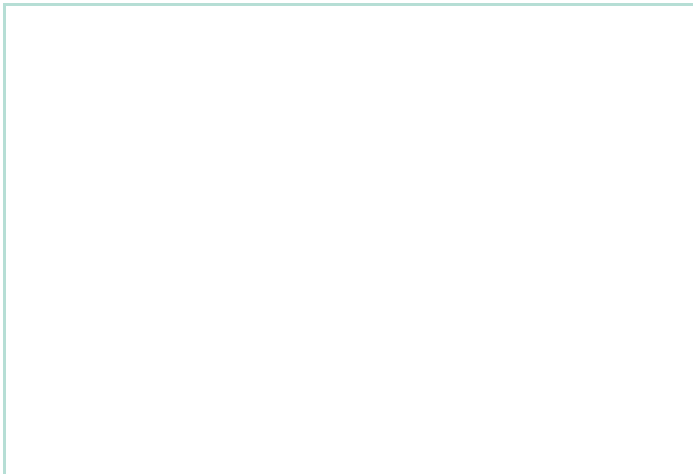
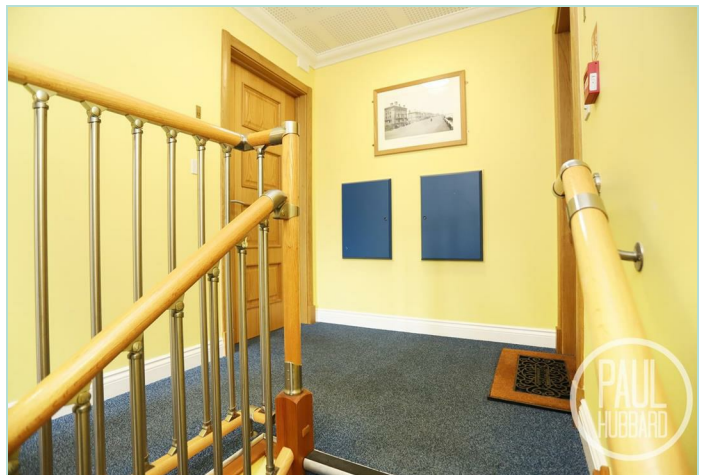
Approximately £1,000 per year, covering general services including gardening.

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.



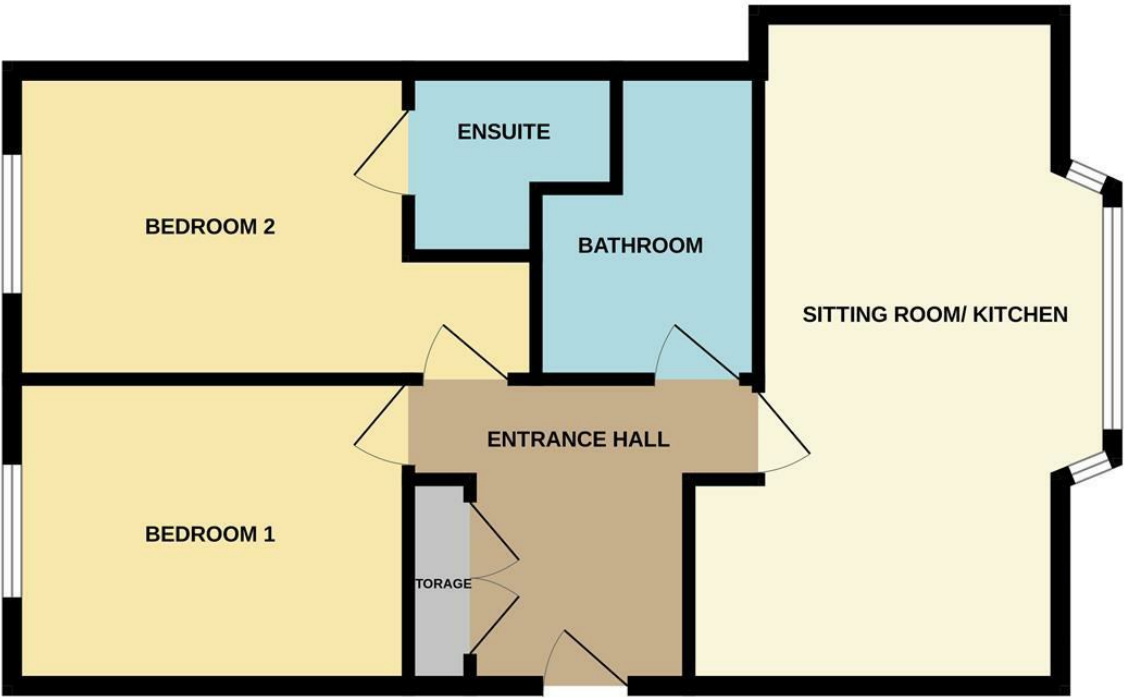




Tenure: Freehold
Council Tax Band:
EPC Rating: B
Local Authority:

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	

FLAT 12
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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