
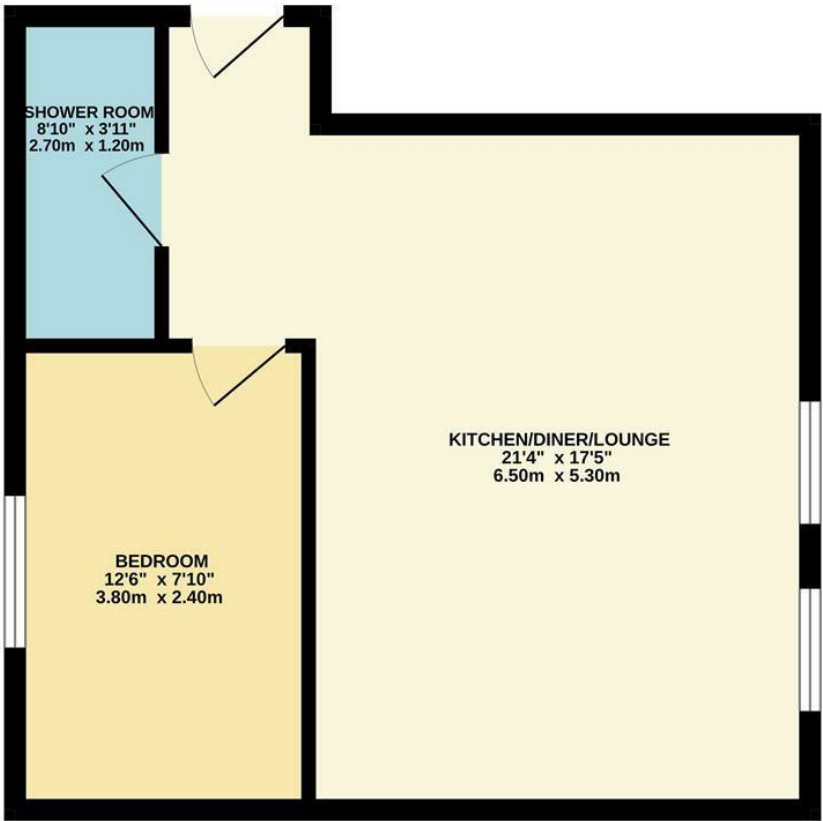


Tenure:  
Council Tax Band:  
EPC Rating:  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 7, SECOND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.7 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  
01502 531218  
info@paulhubbardonline.com

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



£650 Per  
Per Calendar Month



## Regent House, Regent Road Lowestoft, NR32 1PA

- Beautifully presented throughout
- Refurbished flat
- 1 Bedroom
- Open plan living space
- Close to local amenities
- Situated in central Lowestoft
- Ideal for commuters
- Available from 30th November 2024
- Viewings by appointment only - Monday 11th November
- Email or call for more information



e - info@paulhubbardonline.com

t - 01502 531218





### Location

This flat is situated in the heart of Lowestoft town centre, close to local amenities. Lowestoft is 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.

### Entrance reception

Entrance door opens to the front aspect, carpet flooring throughout, UPVC sash double glazed windows to the side aspect, electric heating and an open plan layout to the main living area and doors opening to the bedroom and shower room.

### Kitchen/Diner

5.5 x 4.0 max

A newly fitted kitchen with vinyl flooring leading up to carpet, units above and below, laminate work surfaces, stainless steel sink and drainer, fridge/freezer, space for washing machine, integrated oven, electric hob and extractor fan.

### Shower Room

2.7 x 1.2

Tile flooring throughout, heated towel rail, toilet, pedestal wash basin, electric shower enclosed within a good size glass cubicle.

### Bedroom

3.8 x 2.4

UPVC Double glazed sash windows to the side aspect, electric heater and carpet flooring throughout.

### Applicant Note

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

\*Deposit - Deposit is usually 5 weeks rent.

\*\*Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.

