

Tenure: Freehold  
Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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

£120,000  
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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## Crown Street West

Lowestoft, NR32 1SQ

- Mid terrace family home
- Chain free
- Ready to personalise & make your own
- 3 bedrooms
- 2 reception rooms
- UPVC double glazing & gas central heating
- Fully enclosed rear courtyard
- Period features
- Close to local amenities, shops & schools
- Great transport links nearby



Paul Hubbard Estate Agents  
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Suffolk  
NR33 0BB

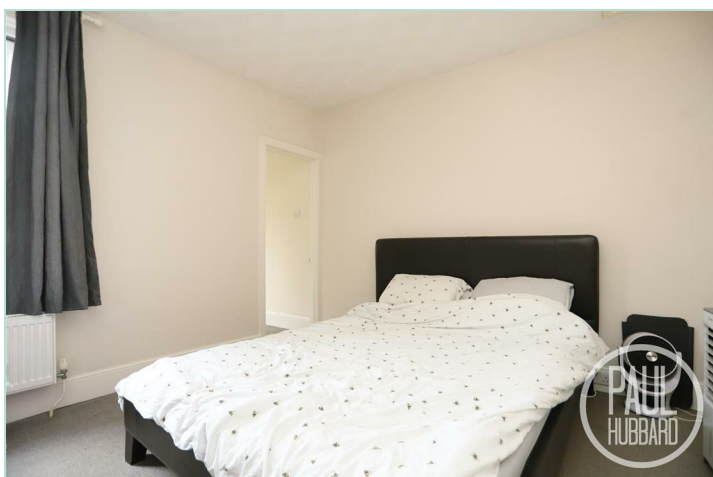
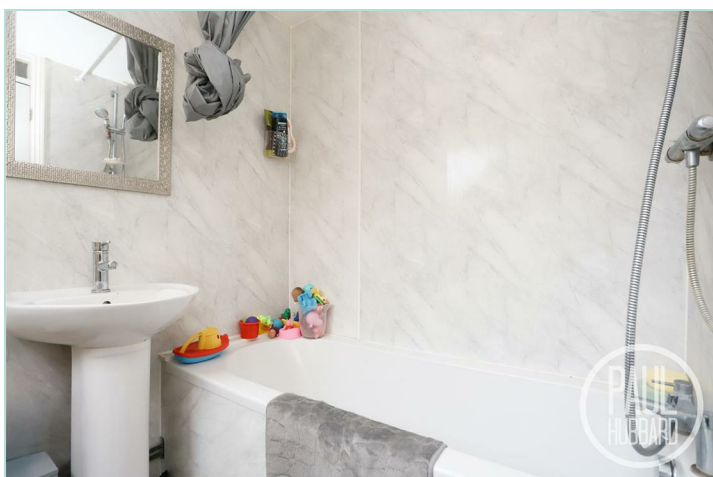
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### 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.

### Sitting Room

UPVC door & double glazed window to the front aspect, fitted carpet, period fireplace, cupboard housing the consumer unit and a door opens to the stairs & then through to the dining room.

### Dining Room

Fitted carpet, UPVC double glazed window to the rear aspect, period fireplace, built-in storage cupboard and a door opens to the kitchen.

### Kitchen

Tile flooring, UPVC double glazed window to the side aspect, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in extractor hood & oven, space for a washing machine & fridge-freezer and a door opens to the rear lobby.

### Rear Lobby

Tile flooring, built-in storage cupboard, a door opens to the bathroom and a UPVC door opens to the rear garden.

### Bathroom

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with mixer tap, panelled bath with mixer tap, mains-fed shower and aqua board wall panels.

### Bedroom 1

Fitted carpet, UPVC double glazed window to the front aspect, period fireplace, radiator and a built-in storage cupboard.

### Bedroom 2

Fitted carpet, UPVC double glazed window to the rear aspect, period fireplace, radiator, built-in storage cupboard, loft access and a door opens to bedroom 3.

### Bedroom 3

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

### Outside

A brick wall encloses the front of the property, featuring a pathway leading to the main entrance door.

To the rear, a private courtyard offers a low-maintenance outdoor space with a raised planter, brick wall boundary and gated rear access.

### 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.

