

12 Fen Court  
Long Road  
Lowestoft  
NR33 9PX



# 12 Fen Court

## Guide Price £130,000

### The two-bedroom first-floor flat...

Situated within a convenient position in Lowestoft, 12 Fen Court offers a well-proportioned two-bedroom home that combines comfortable living with excellent access to the town and the Suffolk coast.

Set just off Long Road, the property enjoys a practical location within easy reach of Lowestoft town centre, where a wide range of shops, cafés, restaurants and everyday amenities can be found. The railway station is also within convenient distance, providing direct connections to Norwich and beyond, making the property well suited to commuters as well as those looking for a coastal base.

Lowestoft itself is renowned for its award-winning sandy beaches, traditional seafront and attractive coastal walks, all just a short journey away. The nearby Broads National Park also offers beautiful countryside and waterways, providing a wealth of opportunities for outdoor leisure.

The property is approached via its own entrance, leading into a welcoming space ideal for coats and shoes before stairs rise to the main accommodation. At the top of the stairs a generous landing provides access to all rooms.

The kitchen/diner is well-sized and thoughtfully arranged, offering ample worktop and storage space along with room for appliances. There is also space for a small dining table if desired, creating a practical everyday room.

Adjacent is the sitting room, a bright and comfortable space with a large window allowing plenty of natural light to fill the room.

The property offers two bedrooms, including a particularly spacious principal bedroom with ample room for larger bedroom furniture. The second bedroom would work equally well as a guest room, study or dressing room.

Completing the accommodation is a recently updated shower room, fitted with a modern walk-in shower, WC and basin.

Outside, the property benefits from an allocated parking space, conveniently positioned close to the entrance.

Overall, 12 Fen Court presents a well-located home with good-sized rooms, ideal for those seeking easy access to Lowestoft's coastline, town amenities and transport links.

### Agents notes...

Local Authority  
East Suffolk

Council Tax Band A

EPC Rating D



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