



10 St. Marys Court  
Lowestoft | Suffolk | NR33 0DN

 FINE & COUNTRY

# MODERN COASTAL LIVING



Positioned within an attractive and well-regarded development along Lowestoft's ever-popular seafront, this beautifully presented townhouse offers a rare opportunity to enjoy modern coastal living with uninterrupted views across South Beach.



# KEY FEATURES

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- A Prime Seafront Townhouse within an Exclusive Gated Modern Development
- Uninterrupted Sea Views across South Beach
- Stylish Open-Plan Kitchen/Dining Space ideal for Entertaining
- Versatile Accommodation with Four Bedrooms or Study Space
- Two Spacious First Floor Sitting Rooms, One with Access to a Private Balcony
- Beautifully Presented Throughout with Contemporary Finishes
- Private Low Maintenance Courtyard Garden
- Two Allocated Parking Spaces within a Well-Kept Gated Complex with CCTV and Additional Visitor's Parking
- Located Close to the Beach, Promenade and Coastal Walks
- The Accommodation extends to 1,371sq.ft
- Energy Rating: B

The property immediately impresses with its elegant façade and thoughtful layout, arranged across three floors to maximise both space and outlook. Internally, the home has been meticulously maintained, creating a turnkey opportunity for buyers seeking a stylish and low-maintenance residence by the sea. It is alarmed and also has CCTV throughout the gated complex for peace of mind.

Upon entering, a bright and welcoming hallway sets the tone, with clean lines and a soft, neutral palette flowing throughout. The ground floor accommodation is both practical and versatile, centred around a contemporary kitchen and dining space. Designed with both everyday living and entertaining in mind, this area offers ample work surfaces, integrated appliances and generous space for a family dining table.

A further reception room on the ground floor provides flexibility, currently arranged as a study and snug. French doors open onto a private courtyard garden, creating a seamless transition between indoor and outdoor living during the warmer months. This space would lend itself equally well as a fourth bedroom, making it ideal for guests or those working from home. A separate utility room and cloakroom add further convenience.





# KEY FEATURES

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The first floor is dedicated to relaxation and enjoyment of the property's most impressive feature, its elevated coastal outlook. A generous sitting room spans the width of the home, with doors opening onto a private balcony where uninterrupted views stretch across the beach and out to sea. This is a space designed for both quiet moments and entertaining, where the changing coastal landscape becomes part of daily life. A second reception room on this level offers additional flexibility, perfect as a formal lounge or media room.

On the upper floor, the principal bedroom enjoys a particularly enviable position, with windows framing the sea beyond. This room is complemented by an en suite shower room, creating a calm and private retreat. Two further bedrooms are served by a modern family bathroom, all presented to a high standard.

Outside, the property continues to deliver, with a neatly enclosed courtyard garden designed for ease of maintenance. This private space provides the perfect setting for outdoor dining or simply enjoying a sheltered spot close to the coast. Allocated parking is situated within the development, ensuring practicality matches the home's lifestyle appeal.

This is a home that successfully combines contemporary design with a highly desirable coastal setting, offering flexibility, comfort and a strong sense of place.





















# INFORMATION

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## On The Doorstep

Living here places you just moments from the golden sands of South Beach, with the promenade providing an ideal setting for coastal walks, cycling or simply enjoying the fresh sea air.

Lowestoft's town centre offers a range of independent shops, cafes and restaurants, while nearby Oulton Broad provides additional leisure opportunities including boating and waterside dining.

The area is well served by local amenities, schools and transport links, making it an appealing choice for both permanent living and weekend escapes.

## How Far Is It To?

South Beach – a short walk  
Lowestoft Town Centre – approx. 1 mile  
Oulton Broad – approx. 3 miles  
Beccles – approx. 8 miles  
Norwich – approx. 25 miles  
Norwich International Airport – approx. 28 miles

## Directions - Please Scan QR Code Below

From Beccles, proceed south towards Lowestoft via the A146. After passing Rookery Golf Club and reach the roundabout, take the 4th exit and then 1st exit at the next round about. Continue along this road and go straight over at the next roundabout, and at the following roundabout take the 3rd exit onto Stradbroke Road. At the end of this road turn left on to the B1532 London Road South. Continue until you reach Rectory Road on the right hand side and at the junction, continue straight over and the development is found on the left hand side.

## Services, District Council and Tenure

Gas Central Heating with Individually Controlled Underfloor Heating to the Ground Floor Rooms, Mains Water, Mains Drainage  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk Council - Council Tax Band E  
Freehold





Ground Floor



First Floor



Second Floor



Approximate total area<sup>(1)</sup>

1371 ft<sup>2</sup>  
127.3 m<sup>2</sup>

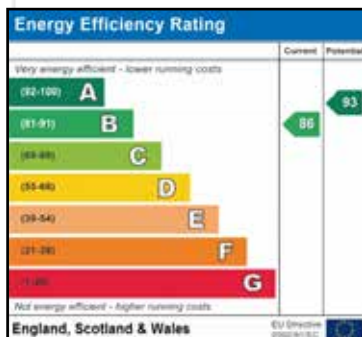
Balconies and terraces

68 ft<sup>2</sup>  
6.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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