www.paulhubbardonline.com







Tonning Street

Suffolk, NR32 2AL

- BLOCK OF FLATS set in a bay-fronted mid terrace property
- Converted into three self-contained flats
- x 2, 2 bedroom flats and x1, 1 bedroom flat
- Gas-fired central heating system installed
- UPVC double glazing fitted throughout
- Excellent access to local transport links
- Conveniently located near amenities, shops & schools
- All units currently tenanted with occupants in situ
- Ideal investment opportunity with immediate income
- Situated close to Lowestoft town centre

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218









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

Timber entrance door to the front aspect, fitted carpet, doors opening into Flats 1-3 which are set over 3 floors.

FLAT 1: Entrance Hall

Timber entrance door to the side aspect, fitted carpet and doors opening to the sitting room, bedroom 2 & the kitchen.

FLAT 1: Sitting Room

4.36 max into bay x 3.18
Fitted carpet, UPVC double glazed bay window to the front aspect and a radiator.

FLAT 1: Bedroom 2

3.27 x 1.79
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

FLAT 1: Kitchen

5.11 max x 2.39 max
Vinyl flooring, UPVC double glazed window to the side aspect, gas boiler, radiator, units above & below, laminate work surfaces, stainless steel sink & drainer with mixer tap, tile splash backs, spaces for an oven, washing machine & fridge-freezer, a UPVC door opens to the rear garden and a hallway leads to doors which open to the bedroom & shower room.

FLAT 1: Shower Room

1.64 x 1.63
Vinyl flooring, UPVC double glazed obscure window to the side aspect, part-tiled walls, toilet, radiator and a pedestal wash basin with hot & cold taps.

FLAT 1: Bedroom 1

3.22 x 2.45
Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

FLAT 1: Outside

Flat 1 benefits from a private rear courtyard with secure gated access to a shared rear passageway.

FLAT 2: Entrance hall

Timber entrance door to the side aspect, fitted carpet, UPVC double glazed obscure window to the side aspect, radiator and doors opening to all internal rooms.









FLAT 2: Open-Plan Living Space
4.36 max into bay x 4.25 max
Fitted carpet & vinyl flooring, UPVC double glazed bay window to the front aspect, radiator, built-in storage cupboard, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, space for appliances and a built-in extractor fan.

FLAT 2: Bedroom 1
3.35 x 2.38
Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

FLAT 2: Bedroom 2
3.25 x 1.74
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

FLAT 2: Shower Room
4.60 x 1.33
Vinyl flooring, down lights, extractor fan, radiator, toilet, pedestal wash basin with hot & cold taps, mains-fed shower set into a cubicle enclose and tiled splash backs.

FLAT 3: Entrance Hall
Timber entrance door to the rear aspect, Fitted carpet, built-in storage cupboard and doors opening to all internal rooms.

FLAT 3: Bedroom
2.65 x 2.36
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens to the en-suite shower room.

FLAT 3: En-suite Shower Room
2.57 x 0.77
Vinyl flooring, radiator, toilet, pedestal wash basin with hot & cold taps, mains-fed shower set into a cubicle enclosure and tiled splash backs.

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.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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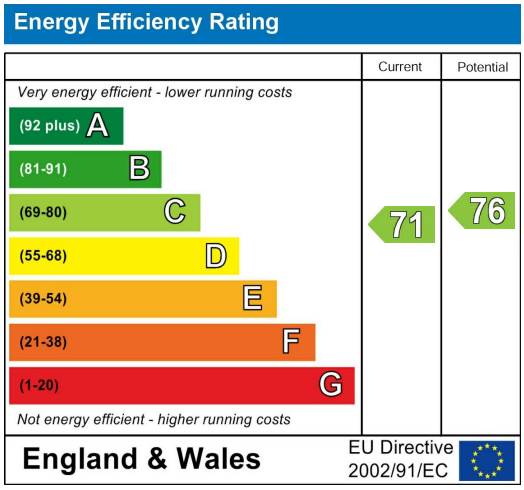








Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council





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 are 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