

£180,000  
Guide Price



## Haven Avenue

Lowestoft, NR32 4JA

- Chain free
- Single-level living with practical layout
- Off-road parking for multiple vehicles
- Garage providing extra storage
- Kitchen with an adjoining utility room
- Quiet and desirable residential location
- Spacious sitting room
- Close to local shops, amenities, and transport links
- Large rear garden
- Opportunity to personalise

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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.



### Entrance hall

UPVC double glazed obscure entrance door and window to the front aspect, carpet flooring throughout, storage heater and doors opening to the sitting room, kitchen/ diner, bathroom, storage cupboard and bedrooms 1-2.

### Sitting room

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and an open fire with brick surround.



### Bedroom 1

UPVC double glazed window to the rear aspect, carpet flooring throughout, storage heater and built in wardrobes.

### Bedroom 2

UPVC double glazed window to the front aspect, carpet flooring throughout and a storage heater.

### Bathroom

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, tiled walls, bath with shower attachment, pedestal wash basin, toilet and an airing cupboard.



### Kitchen/ Diner

UPVC double glazed windows to the rear and side aspects, carpet and vinyl flooring, part tiled walls, units above and below, stainless steel sink with drainer, space for a washing machine, coal burner and a door opens to the utility room.

### Utility room

UPVC double glazed obscure windows surround, vinyl flooring throughout, space for a fridge/ freezer and an oven, a radiator and a door opens to the rear garden.



## Outside

To the front of the property, there is a driveway providing off-road parking and access to a garage. The garden is mainly laid to lawn with a variety of plants, shrubs, and well-maintained flower beds, adding character and curb appeal. Gated access leads to both the driveway and the rear garden. Steps ascend to the main entrance door, and there is also an outside tap for convenience.

The rear garden is mainly laid to lawn with a pleasant patio area, ideal for outdoor seating and entertaining. It features a selection of plants, trees, and shrubs, along with well-stocked flower beds that add colour and interest throughout the seasons. The garden is enclosed by fencing for privacy and security, with access to the garage and a greenhouse included.

## Garage (5.79m x 2.72m)

Garage with power and lighting.

## Agent note

For further information, please do not hesitate to contact our office.


## 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.





Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: E  
 Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
 893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 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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