



354 London Road South, Lowestoft

Guide Price £400,000 - £425,000



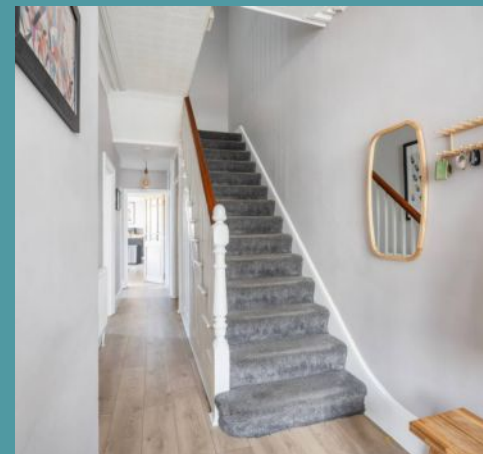
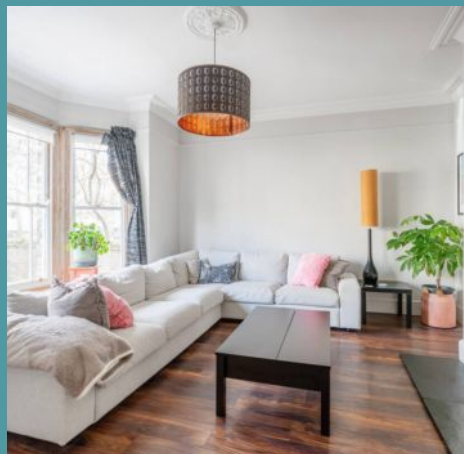
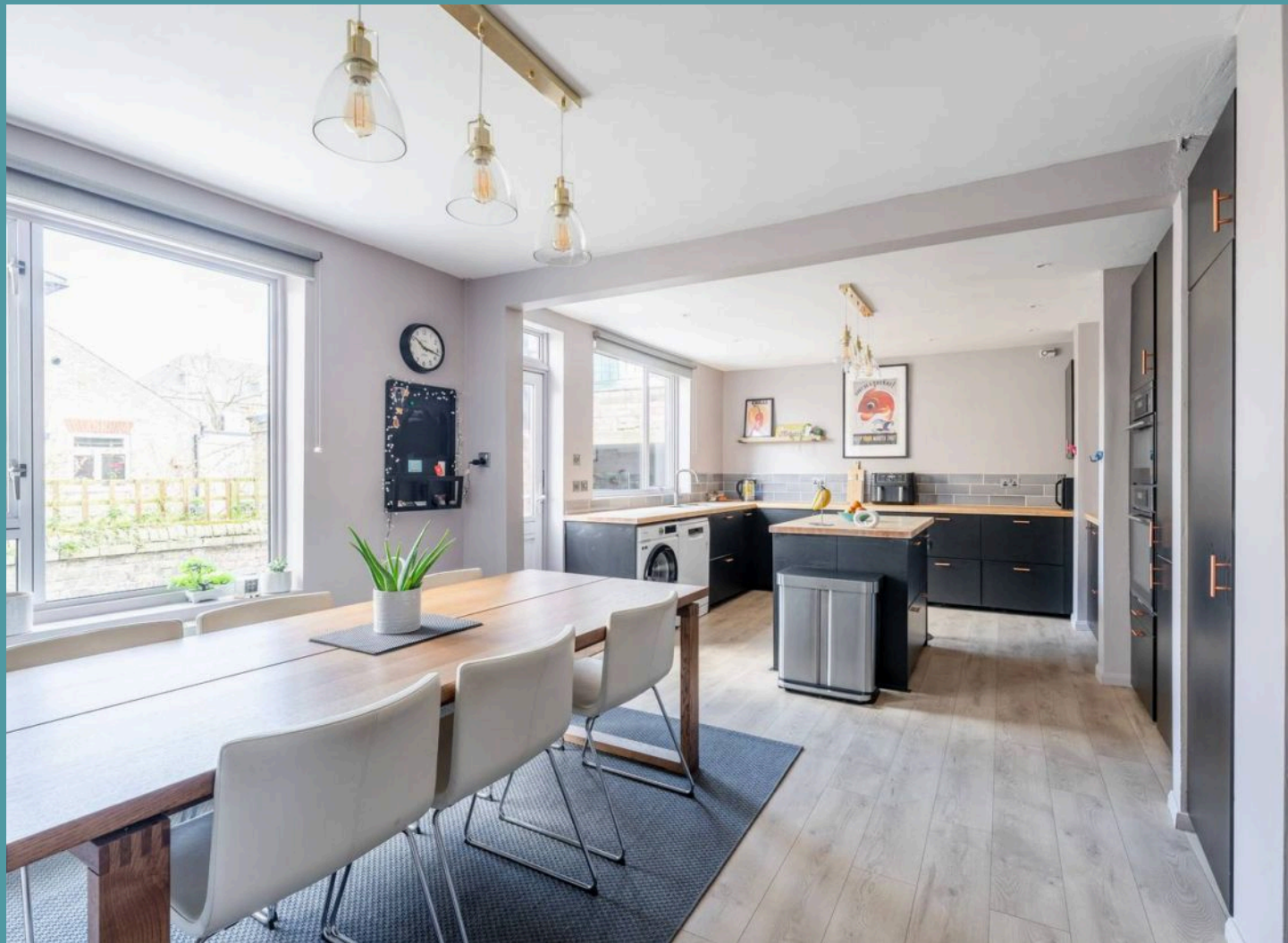
# 354 London Road South

## Lowestoft

Sitting moments away from Lowestoft's award winning beach, lies this beautiful bay-fronted terrace that combines traditional charm with modern elegance. Set across four floors, the accommodation is spacious and flexible to adapt to your own lifestyle preferences and style, with the addition of a self-contained apartment for income purposes or multi-generational living. Showcasing two inviting reception rooms, an open-plan kitchen/dining room, seven bedrooms in total including a versatile studio, contemporary bathroom suites and a low maintenance courtyard. Explore all that this residence has to offer by making it your family home.

### A stones throw away from Lowestoft's award winning beach

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.





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Lowestoft

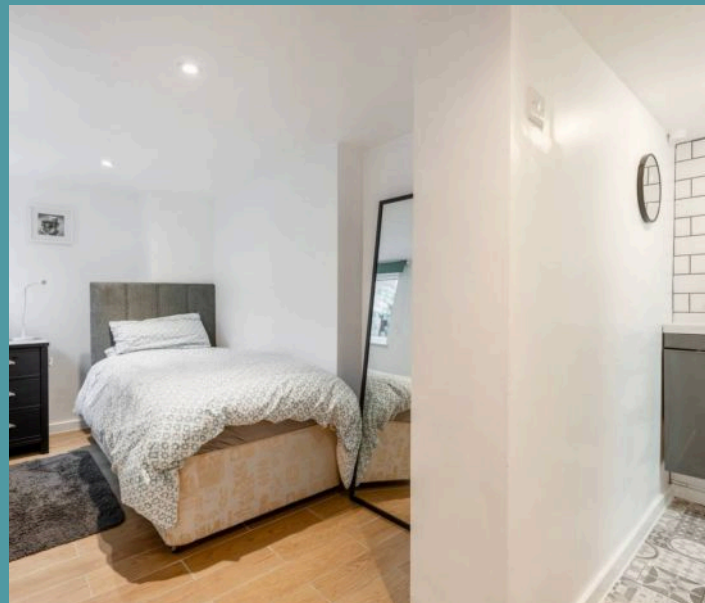
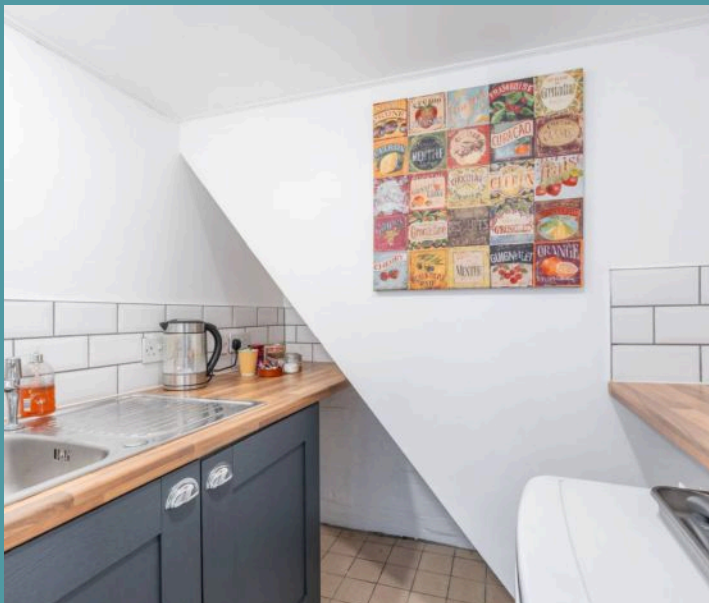
## The grand tour

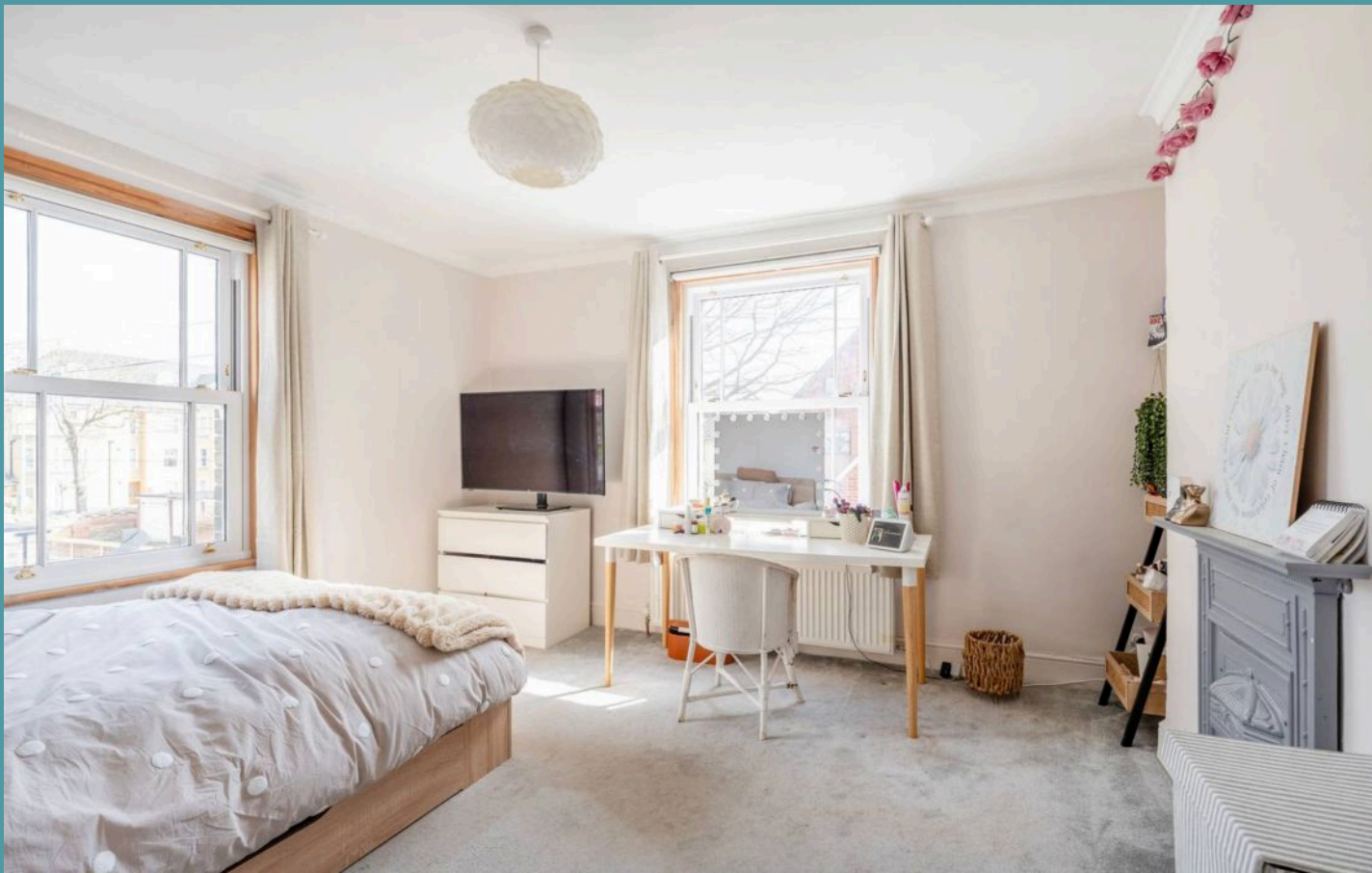
From the moment you step inside, you are greeted by a sense of spaciousness and flexibility, with the accommodation spread across four floors.

Renovated to a high standard throughout, the property seamlessly blends contemporary style with its traditional features, including high ceilings that open up the space to be light and airy, large sash windows that fills the rooms with an abundance of natural light, Victorian ceiling rose and original wooden flooring.

Two inviting reception rooms invite both relaxation and entertaining. The large bay window in the main living area creates a warm and welcoming atmosphere, complemented by the cosy ambience of a charming wood burner. The additional reception room has the option to be a formal dining room, snug or a playroom for larger families.

A highlight of the home is the open-plan kitchen/dining room, equipped with high-quality fixtures and fittings, including sleek wall and base units, integrated high-spec appliances, a central island for preparing meals and plenty of storage space, enhancing your cooking experience. Flowing into the dining area that encourages intimate family meals and social gatherings.





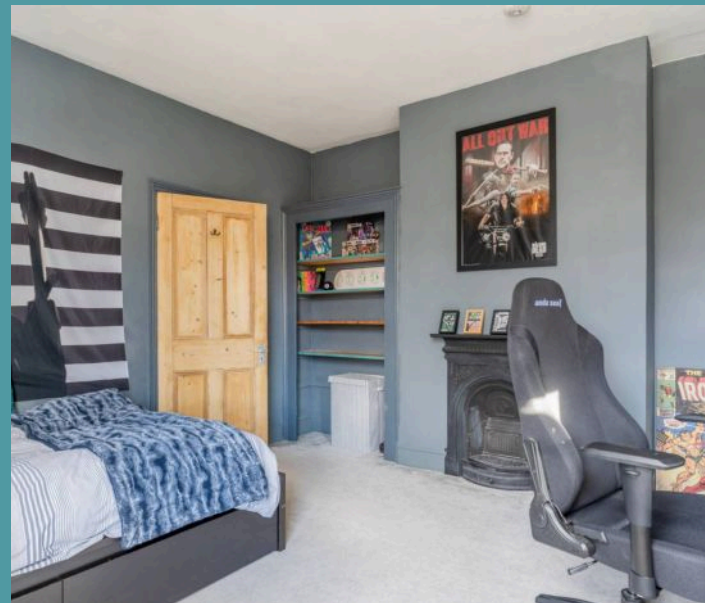
## 354 London Road South

### Lowestoft

The basement has been converted into a self-contained apartment, offering a versatile space that can be utilised for income purposes or multi-generational living if desired. The accommodation includes a bright living area, a well-equipped kitchen, a double bedroom, and a private en-suite.

Across four floors, you will encounter a total of six bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. They can adapt to your own lifestyle preferences, whether that is a study, a dressing room or guest rooms. The second floor creates the perfect home office or studio, or if you are looking to run your business from home. Completing the accommodation is a family bathroom with a contemporary suite, a shower room and practical WCs.

Outside, you will find a low-maintenance courtyard, providing a secluded outdoor space for seating arrangements. A garage offers additional storage space, while off-road parking for two vehicles adds a practical touch to the property's convenience.







## 354 London Road South

Lowestoft

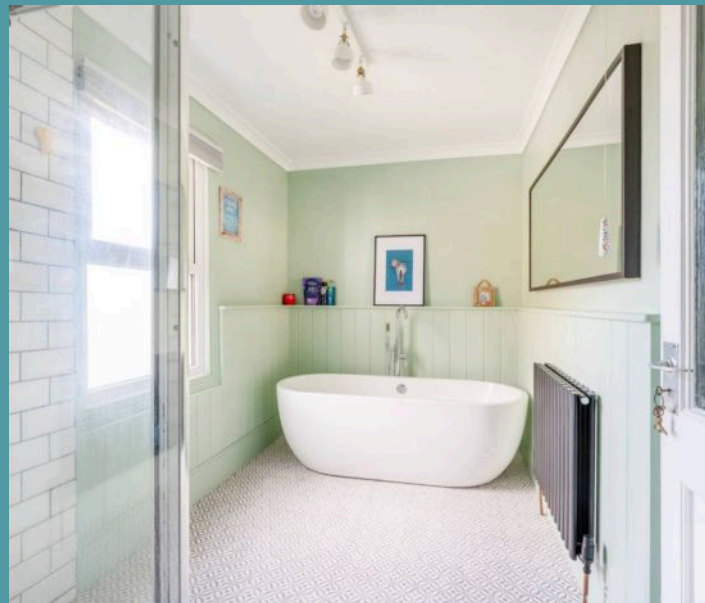
### Agents notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: C

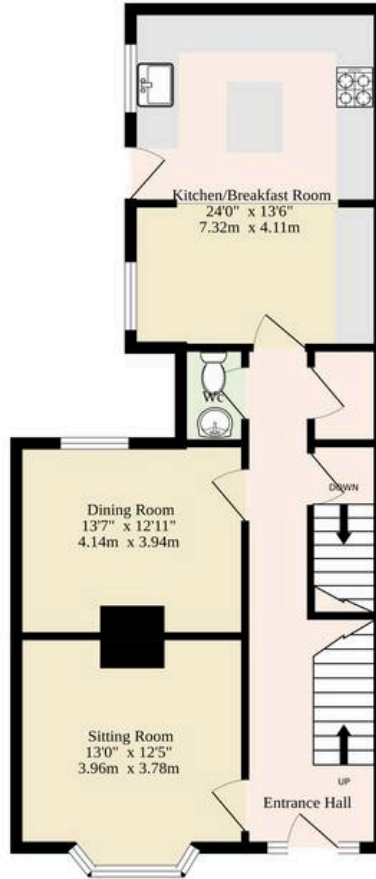
- Beautiful bay fronted terrace in the coastal town of Lowestoft, within walking distance to the award winning beach
- Spacious and flexible accommodation set across four floors, renovated to a modern standard whilst retaining the properties traditional features, including high-ceilings and large sash windows
- Basement converted into a self-contained apartment for income purposes or multi-generational living if required
- Two reception rooms inviting relaxation and entertaining, accentuated by a grand bay window and a charming wood burner
- Open-plan kitchen/dining room equipped with high-quality fixtures and fittings to enhance your cooking experience
- A total of six bedrooms in the main residence with flexibility, a contemporary family bathroom and WCs
- Apartment accommodation includes a living area, an equipped kitchen, a double bedroom and a private en-suite
- Low maintenance courtyard, a garage for storage and off-road parking for two vehicles
- A short distance from the seafront and the town



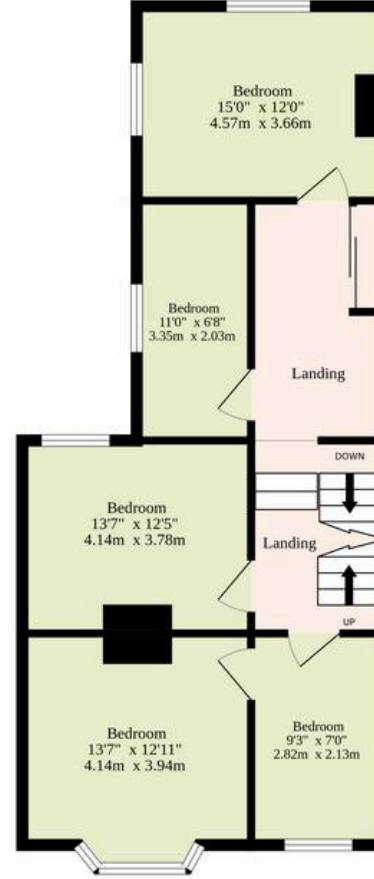
Basement  
317 sq.ft. (29.5 sq.m.) approx.



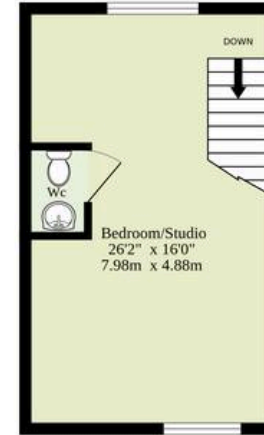
Ground Floor  
668 sq.ft. (62.1 sq.m.) approx.



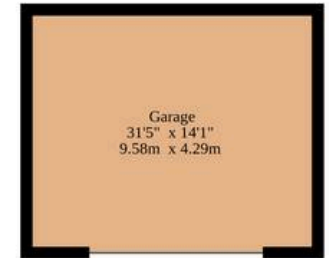
1st Floor  
845 sq.ft. (78.5 sq.m.) approx.



2nd Floor  
432 sq.ft. (40.1 sq.m.) approx.



Garage  
444 sq.ft. (41.2 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 2706 sq.ft. (251.4 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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