



82 The Avenue, Lowestoft

In Excess of £230,000



## 82 The Avenue

### Lowestoft

Located in the coastal town of Lowestoft, this detached chalet bungalow sits on a generous size plot, with spacious and flexible accommodation to adapt to your own preferences. Highlighting two reception rooms, a kitchen/breakfast room, two double bedrooms, a bathroom and WC, with a wrap-around garden, driveway and garage. Benefiting from ample amount of storage within the eaves and outside. Don't miss the chance to acquire this home and enjoy a lifestyle moments away from the beautiful coast.

### Location

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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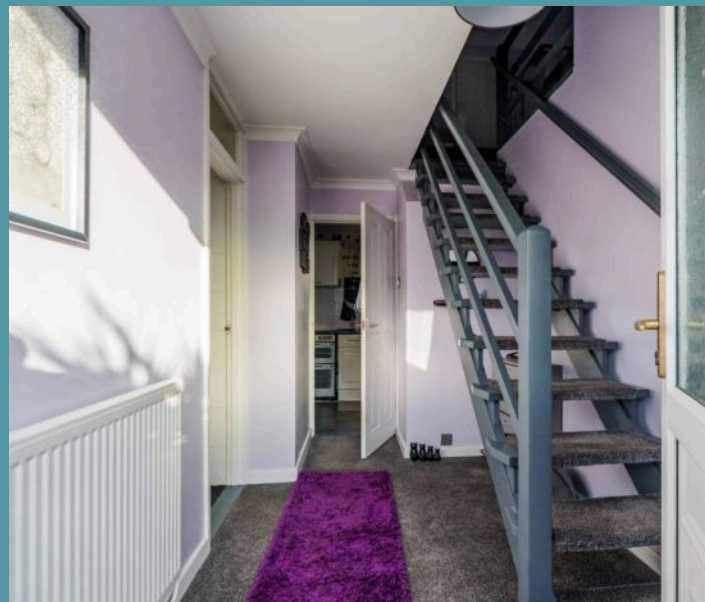
Upon entering the property, you are greeted by a spacious open-plan L-shaped sitting/dining room. This welcoming area creates a versatile space for relaxation and entertaining, featuring plenty of natural light pouring in through the windows. A light-filled conservatory extends the living space, offering panoramic views of the garden, allowing you to enjoy the outdoors within the comfort of your own home.

At the heart of the home lies a kitchen/breakfast room, fitted with modern wall and base units for ample storage space. The under-counter areas are perfect for accommodating your appliances, making this kitchen both stylish and functional. The bathroom comprises of a three piece suite, promising comfort and ease for its occupants.

Ascend to the first floor where you will encounter two double bedrooms, each thoughtfully designed to offer relaxation and privacy. Completing the upper floor accommodation is a convenient WC.



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Stepping outside, the wrap-around garden surrounds the property, offering endless possibilities for outdoor activities and enjoyment. Laid to lawn, with a decked terrace and patio area for your outdoor seating arrangements. There is plenty of space for a summerhouse or greenhouse, depending on your own requirements. Overall, it is fully enclosed for privacy. For those with vehicles, a driveway provides off-road parking, while a garage and two storage rooms offer ample space to store belongings and keep everything organised.

### Agents Notes

We understand that this property is leasehold, with 16 years left on the lease.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: C



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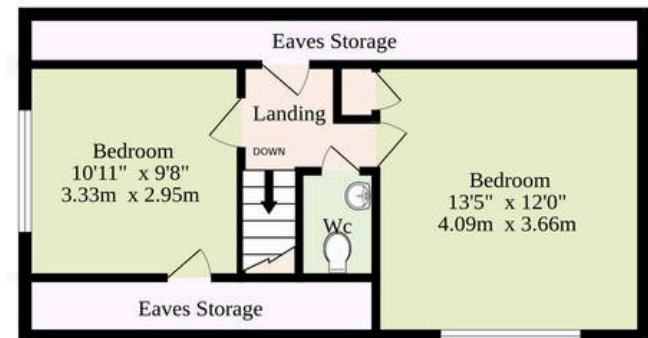
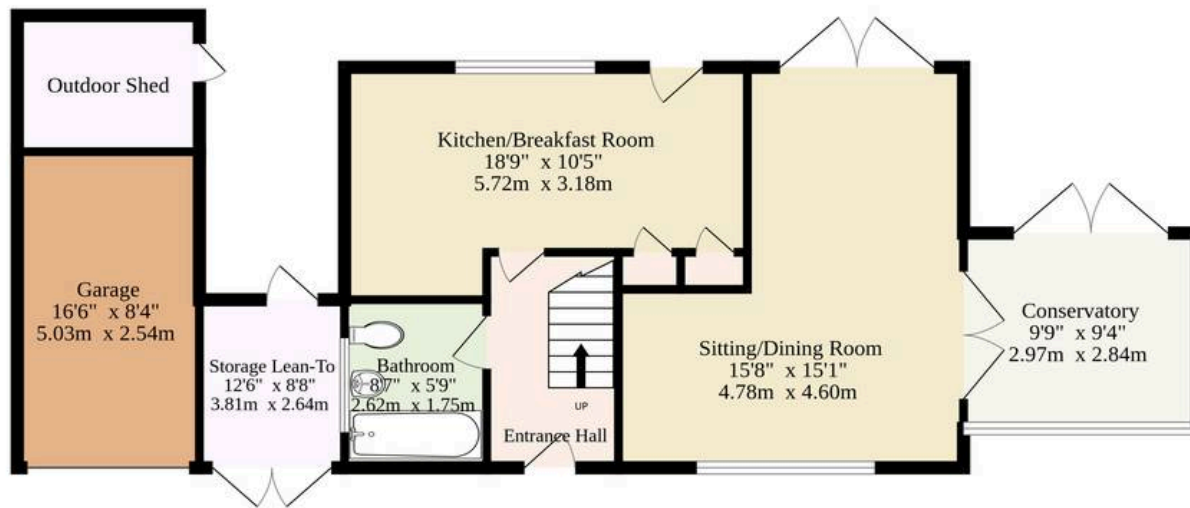
Lowestoft

- Detached chalet bungalow in the coastal town of Lowestoft
- Open-plan L-shaped sitting/dining room for relaxation and entertaining
- Kitchen/breakfast room fitted with wall and base units and under-counter areas for your appliances
- Light-filled conservatory offering panoramic views of the garden
- Two double bedrooms, a family bathroom and a first floor WC
- Wrap-around garden offering endless possibilities for outdoor activities and enjoyment, fully enclosed for privacy
- Driveway providing off-road parking, a garage and two storage rooms
- Close proximity to local shops, healthcare facilities, bus routes and the coast



Ground Floor  
894 sq.ft. (83.1 sq.m.) approx.

1st Floor  
322 sq.ft. (29.9 sq.m.) approx.



Includes The Garage And Storage Lean-To

**TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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