



14 Rushton Drive, Carlton Colville

In Excess of £140,000

14 Rushton Drive

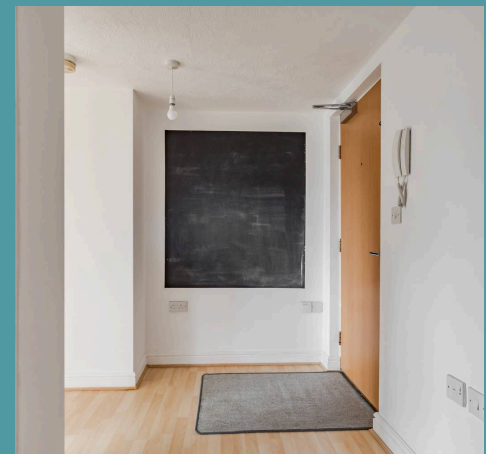
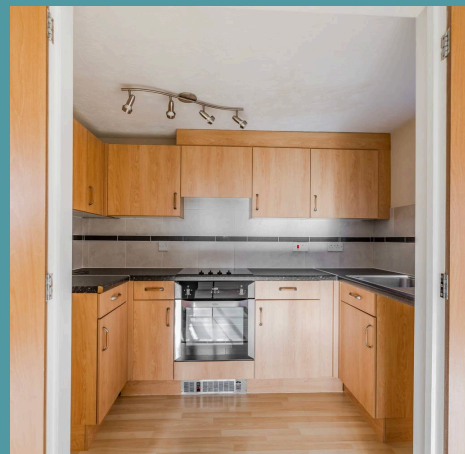
Carlton Colville, Lowestoft

A chain free opportunity to acquire this first floor apartment in the sought-after area of Carlton Colville. Overlooking open fields, its interior highlights a spacious sitting/dining room, a fitted kitchen, two bedrooms, a private en-suite and a family bathroom. Complemented by one allocated off-road parking space. Its position ensures you are within close proximity to local shops, healthcare facilities, bus routes, schools and Carlton Marshes for scenic walks. Don't miss the chance to acquire this apartment and make it your own.

Location

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful wetlands and wildlife at Carlton Marshes or take a leisurely stroll and have a picnic in Nicholas Everitt Park.

Despite its peaceful surroundings, Carlton Colville remains well-connected to the wider region, with easy access to Lowestoft Town Centre via the A146. With convenient transportation options, the nearby Lowestoft Train Station offers services on the Wherry and East Suffolk Lines, connecting travellers to both Norwich and Ipswich





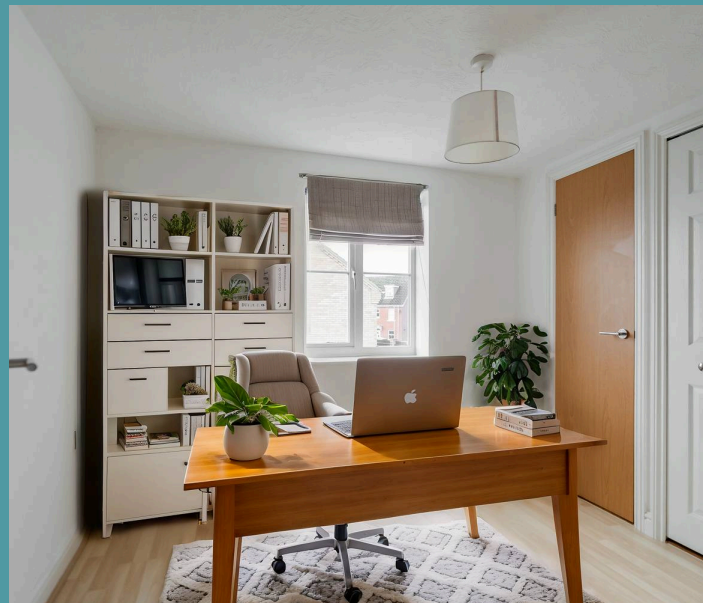
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Upon entering, you are greeted by a welcoming entrance hall that offers convenient storage space for coats and shoes, ensuring a clutter-free environment. The hallway leads you into the spacious sitting/dining room, bathed in natural light, providing a warm and inviting ambience ideal for relaxation after a long day or hosting gatherings with friends and family. The kitchen is fitted with wall and base units, integrated appliances and plenty of storage space, to be able to cook your favourite meals.

The apartment comprises two bedrooms, allowing for versatile living arrangements. The principle bedroom benefits from a private en-suite, providing added convenience and privacy. The second bedroom is equally inviting and is complemented by a well-appointed family bathroom, for residents and guests. One of the standout features of this property is the backdrop of open fields that can be admired through the windows.

For added convenience, allocated off-road parking is available, offering a secure space for your vehicle and simplifying your day-to-day routine.





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Agents Notes

We understand that this property is leasehold, with approximately 99 years left on the lease.

Service charge - £1500 p/a

Ground Rent - Approximately £130 p/a

Renewal charges are at the start of every year.

Connected to mains water, electricity and drainage.

Heating system - Electric heaters.

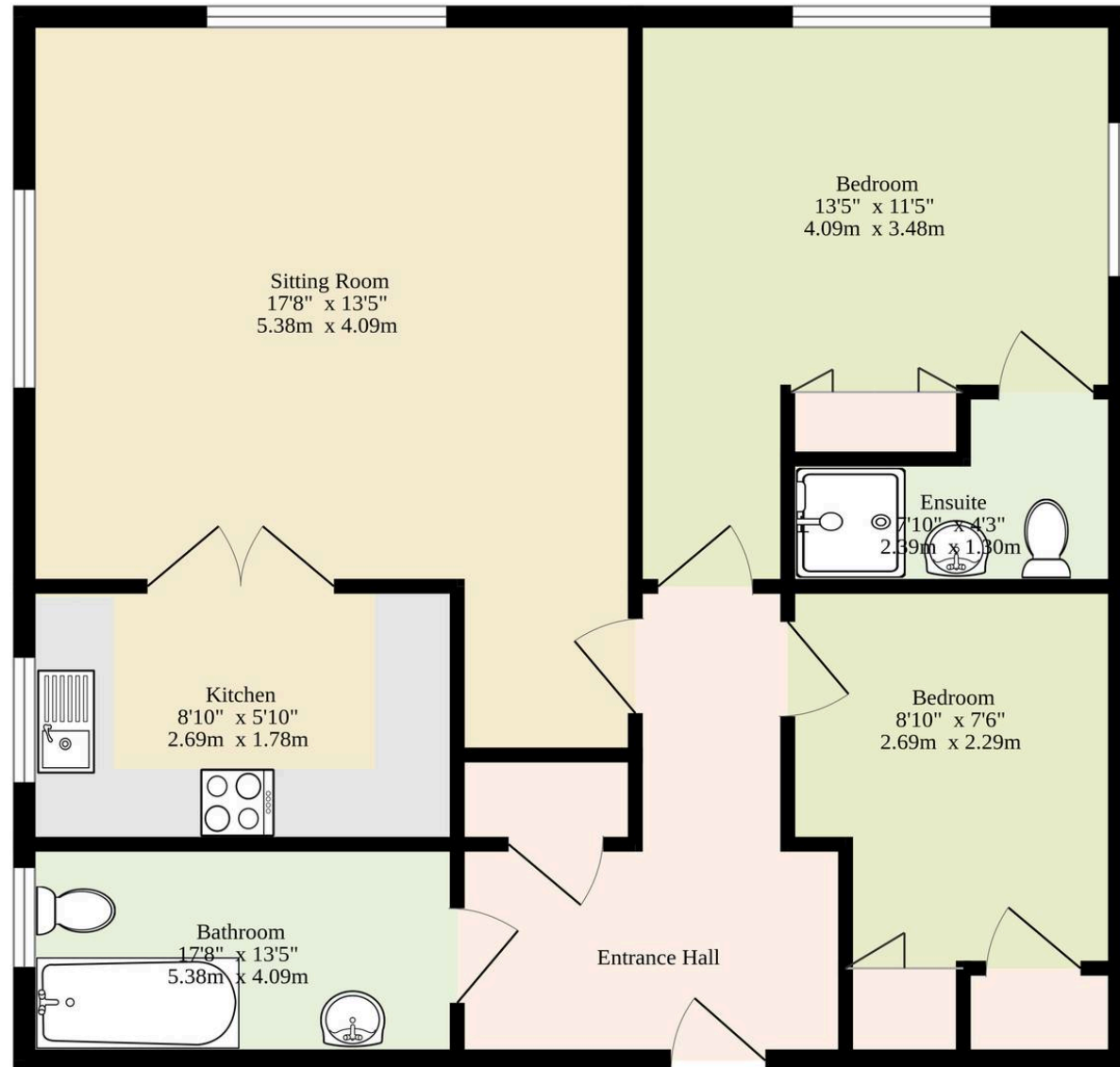
Council Tax Band: A

The contents within this image have been added digitally for illustrative purposes only and do not reflect the current physical state of the property.

- Chain free
- First floor apartment in the sought-after area of Carlton Colville
- Perfect first home or investment purchase
- Welcoming entrance hall with storage space
- Spacious sitting/dining room filled with natural light, inviting relaxation and entertaining
- Kitchen fitted with wall and base units, integrated appliances and plenty of storage space
- Two bedrooms, a private en-suite and a family bathroom
- A backdrop of open fields that can be seen out the windows, ensuring a quiet surrounding
- Allocated off-road parking available
- Close to local shops, healthcare facilities, bus routes, schools and Carlton Marshes for walks



First Floor
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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