



## 30c Suffolk Road, Lowestoft

£120,000 Share of Freehold

Minors and Brady are delighted to present this idyllic 2-bedroom apartment situated in the seaside town of Lowestoft. This apartment boasts a stylish interior, central location and sea views, perfect for those looking to relocate. The property offers a unique opportunity for first-time buyers, investors, or those seeking a holiday retreat or second home. Boasting breathtaking water views, this property exudes coastal charm and modern comfort in equal measure.



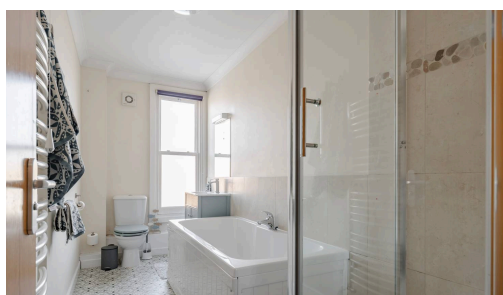
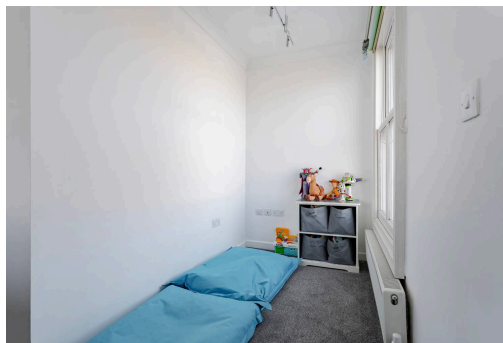
## Location

Suffolk Road is ideally located in the heart of Lowestoft, a vibrant coastal town offering a mix of modern conveniences and natural beauty. Situated just a short distance from the town center, this property benefits from easy access to local amenities, including shops, schools, and public transport links, making it perfect for families and professionals alike. The stunning Lowestoft seafront and beach are nearby, providing a tranquil escape for outdoor enthusiasts. With its excellent location, this property combines the charm of coastal living with the practicality of urban convenience.



## Suffolk Road

Upon entering the shared entrance hall with a lift that leads directly into the apartment, you are greeted by a spacious and welcoming environment. The apartment's entrance hall features a fitted carpet, a feature archway, and a full-length airing cupboard, setting the tone for the meticulous attention to detail found throughout.





The L-shaped lounge/dining room is a focal point of the property, offering a light-filled space with triple aspect sealed unit double glazed sash windows that provide stunning sea and dockland views. This area is further enhanced by flat plaster ceilings with inset spotlighting, radiators, power points with USB sockets, and a TV point, creating a versatile and inviting space for entertaining or relaxation.

The kitchen/diner is a culinary delight, featuring tile effect vinyl flooring, a full range of quality fitted kitchen units with integral appliances, ample space for a family dining table, and sash windows that offer picturesque views of the docklands and sea.

The master bedroom and the second bedroom both offer comfort and style, with fitted carpets, power points with USB sockets, radiators, and sealed unit double glazed sash windows that frame the captivating waterfront panorama. Completing the accommodation is a well-appointed family bathroom with tile effect vinyl flooring, a quality fitted bath and shower suite, and stylish tiled splashbacks.

Additionally, this property benefits from its proximity to award-winning beaches, off-road parking availability, and recent refurbishments throughout, ensuring a seamless blend of contemporary living and coastal allure.

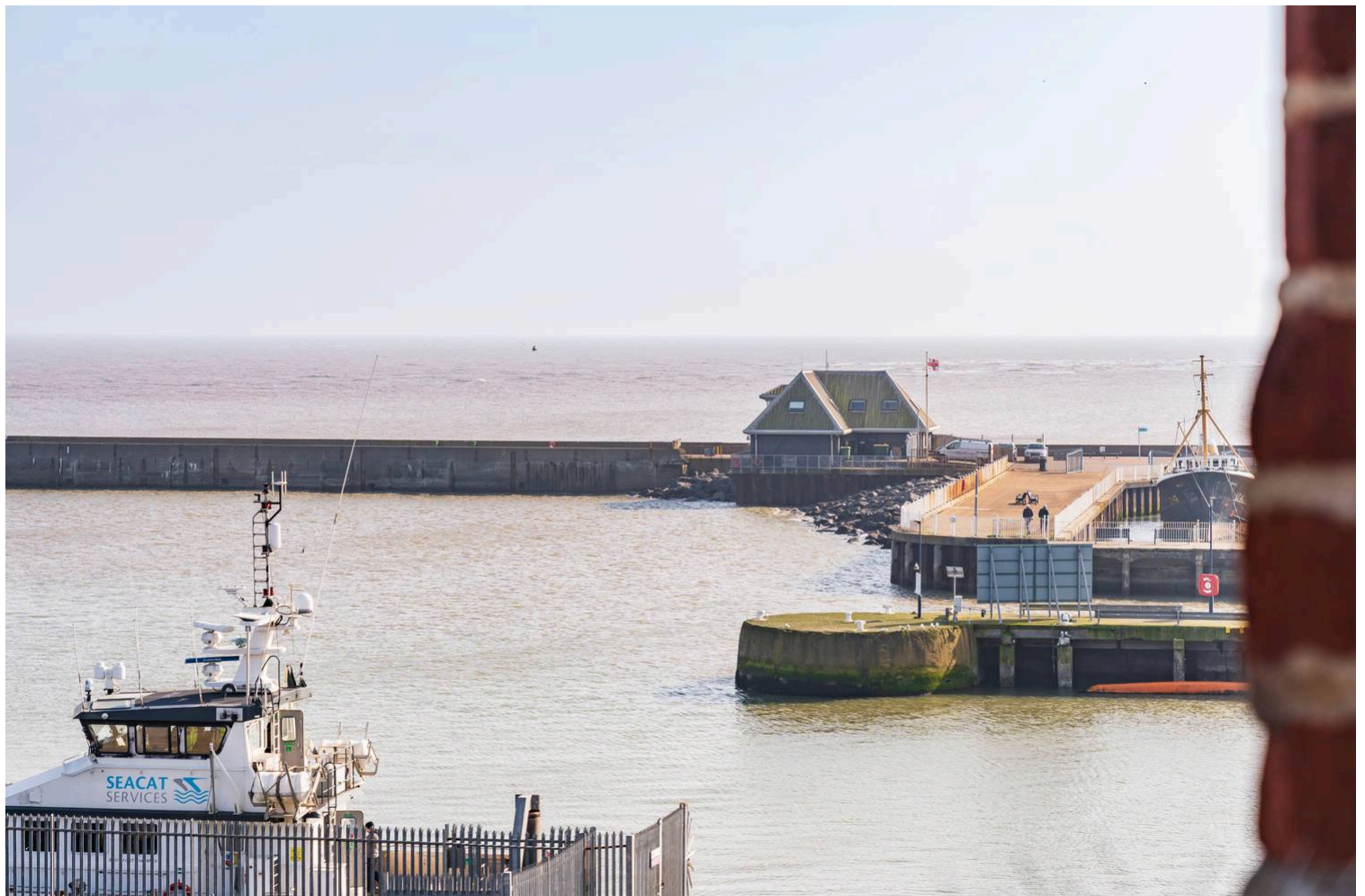
### Agents Notes

We understand this property will be sold share of freehold. Connected to mains water, electricity and drainage.

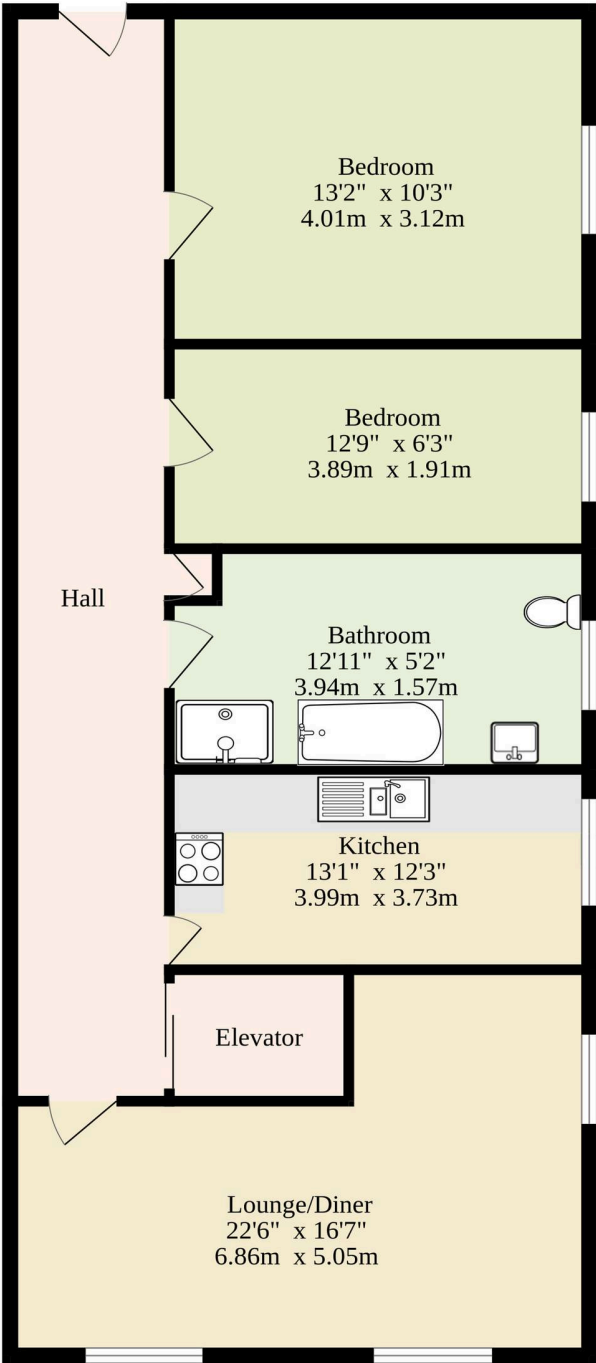
Council tax band - A

Council Tax band: A

Tenure: Share of Freehold



Ground Floor  
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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