



44 Mount Pleasant, Lowestoft

Offers Over £200,000

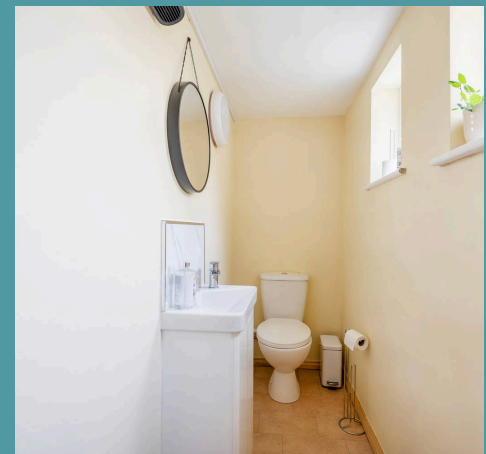
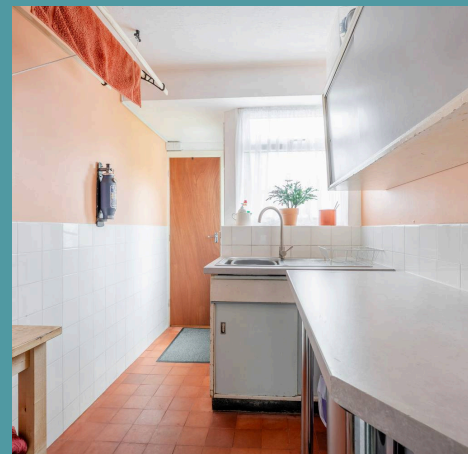
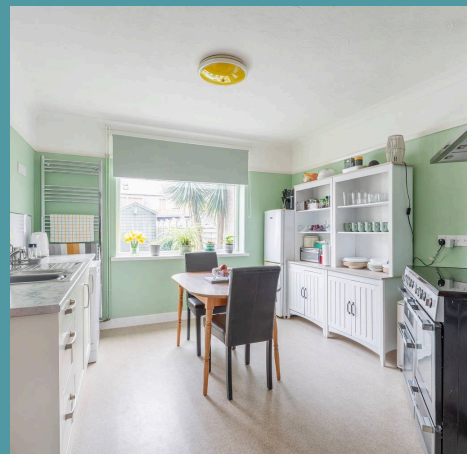
44 Mount Pleasant

Lowestoft

Introducing this mid-terrace residence in the coastal town of Lowestoft, showcasing an inviting and well-presented interior, making it the perfect choice for first-time buyers or a growing family looking to settle in a thriving community. This end of terrace house is move-in ready, providing a blank canvas for you to adapt to your own preferences and style. Highlighting a comfortable sitting room opening into the kitchen/dining room, a functional utility room, a WC, three bedrooms and a family bathroom. Externally, you will find an extensive garden and on-road parking. Don't miss the chance to make this property your home.

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.





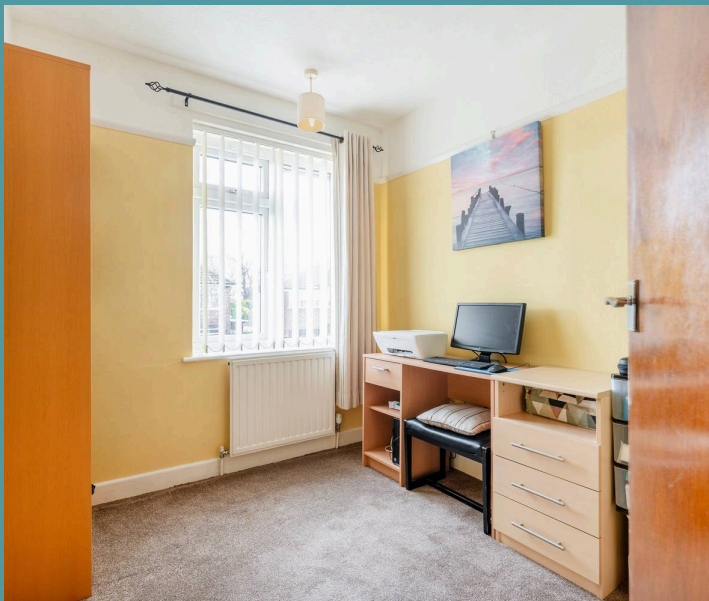
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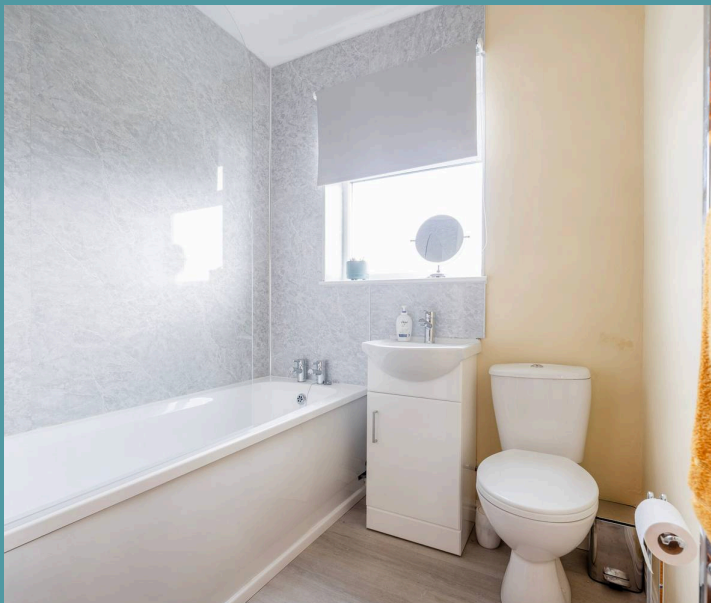
Lowestoft

The ground floor of this residence features a comfortable sitting room that is perfect for relaxation and entertaining. This room seamlessly flows into the kitchen, which is equipped with modern fixtures and fittings, including wall and base units, appliances and space for a small breakfast table, to be able to enhance your cooking and dining experience. A convenient utility room and a ground floor WC add to the practicality of this home, enhancing your every-day living experience.

As you ascend to the first floor, you will find three good-sized bedrooms, offering ample space for a growing family or accommodating guests. The family bathroom comprises of a three piece suite, accommodating all residents in the household.

The property has an extensive enclosed garden, offering endless possibilities for outdoor activities and enjoyment. The patio area is suitable for your outdoor seating arrangements, to enjoy summer bbqs or simply relax in the afternoon sunshine. The garden is complemented by a store and an outbuilding, offering additional storage or workspace options to suit your needs. On-road parking is available, providing convenient access for residents and guests.





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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: B

This property is subject to a restrictive covenant that mandates it can only be used as a main residence. It cannot be rented out as a buy-to-let investment.

- Mid-terrace residence in the coastal town of Lowestoft
- Perfect choice for first time buyers or a family
- Well-presented throughout, ready for you to adapt to your own preferences and style
- Comfortable sitting room inviting relaxation and entertaining, opening into a kitchen equipped with fixtures and fittings
- Functional utility room and a convenient ground floor WC
- Three good sized bedrooms and a family bathroom
- Extensive enclosed garden offering endless possibilities for outdoor activities and enjoyment, complemented by a store and an outbuilding
- On-road parking available
- Close to local shops, schools, transport, healthcare facilities and the coast

Ground Floor
483 sq.ft. (44.9 sq.m.) approx.

1st Floor
405 sq.ft. (37.6 sq.m.) approx.



Sqft Includes The Outbuilding

TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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