



16 Wellington Esplanade, Lowestoft

Offers Over £450,000 Freehold

An exceptional opportunity presents itself with this impressive Grade II listed period home, located in a prestigious area overlooking the picturesque sandy beaches of Lowestoft. Boasting unparalleled panoramic sea views and a prime position within the most easterly point in the UK, this beautifully renovated mid-terraced house offers a substantial living space exceeding 2000 square feet across four floors, all at an attractive price point under £500,000.

Location

Situated on the iconic seafront of Lowestoft, Wellington Esplanade enjoys a prime position overlooking the sea, surrounded by the elegance of Victorian architecture and the tranquillity of beautifully landscaped Esplanade gardens—originally created by renowned developer Sir Samuel Morton Peto. This characterful location offers direct access to the beach, while still being just a short walk from the town centre, Lowestoft train station, and essential amenities.

Families will appreciate the nearby well-rated schools, and leisure seekers can enjoy local highlights like The Aquarium live music venue. Combining heritage, convenience, and coastal charm, this is a rare opportunity to embrace the very best of seaside living.



Wellington Esplanade

The property exudes character and charm, with enchanting period features seamlessly integrated into its modern layout. Upon entry through the grand hall, one is greeted by a formal sitting room and dining area adorned with fireplaces and high ceilings, a testament to the property's historical significance.



The kitchen/breakfast room is elegantly appointed, featuring a conservatory and balcony for delightful breakfast dining experiences.

With six generous bedrooms and three bathrooms spread throughout the residence, there is ample space for a growing family or hosting guests. The basement level presents an exciting possibility for additional income, boasting a self-contained apartment with its own separate entrance. This area includes two reception rooms, a bathroom, a large walk-in airing cupboard, and a utility space, enhancing the versatility and rental potential of the property.

Outside, a rear courtyard garden provides a private retreat for al-fresco dining, while a driveway and garage offer convenient off-road parking for up to three vehicles. The location of the property further enhances its appeal, situated in close proximity to local amenities and renowned schools, ensuring a convenient and fulfilling lifestyle for its future residents.

With a shared freehold that includes ownership of the well-manicured gardens opposite Wellington Esplanade, this residence offers not only a luxurious living experience but also a sense of community and shared heritage. Viewing is highly recommended to fully appreciate the spacious and elegant accommodation, as well as the breathtaking views that make this property a truly exceptional find in the real estate market.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: TBD

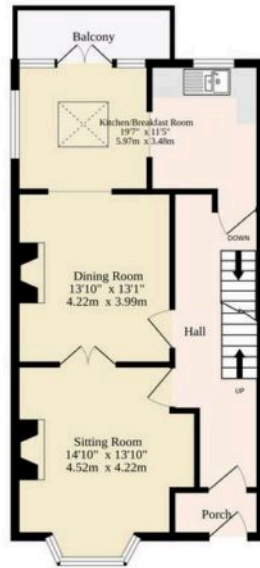
Tenure: Freehold



Basement
528 sq.ft. (48.9 sq.m.) approx.



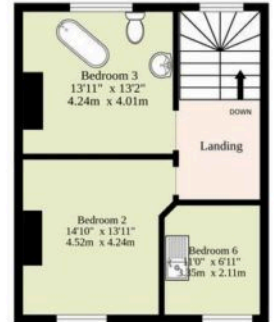
Ground Floor
583 sq.ft. (54.2 sq.m.) approx.



1st Floor
533 sq.ft. (49.5 sq.m.) approx.



2nd Floor
425 sq.ft. (39.5 sq.m.) approx.



Sqft Excludes Rear Storage, Ac, Halls, Porches, Balcony, Landings

TOTAL FLOOR AREA : 2067 sq.ft. (192.0 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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