



117 Sussex Road, Lowestoft
£210,000

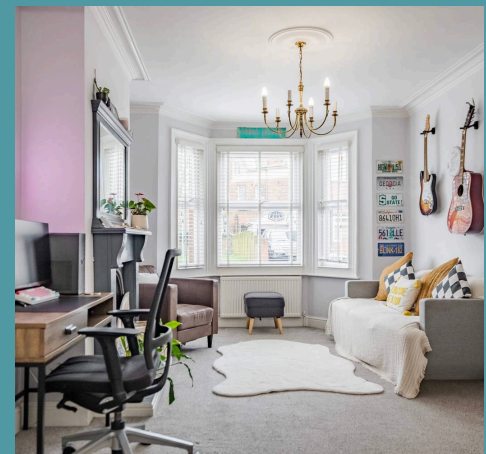
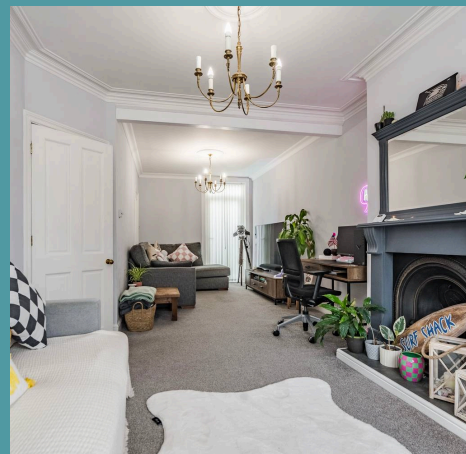
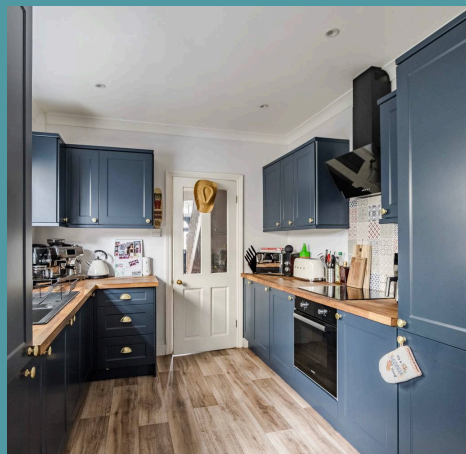
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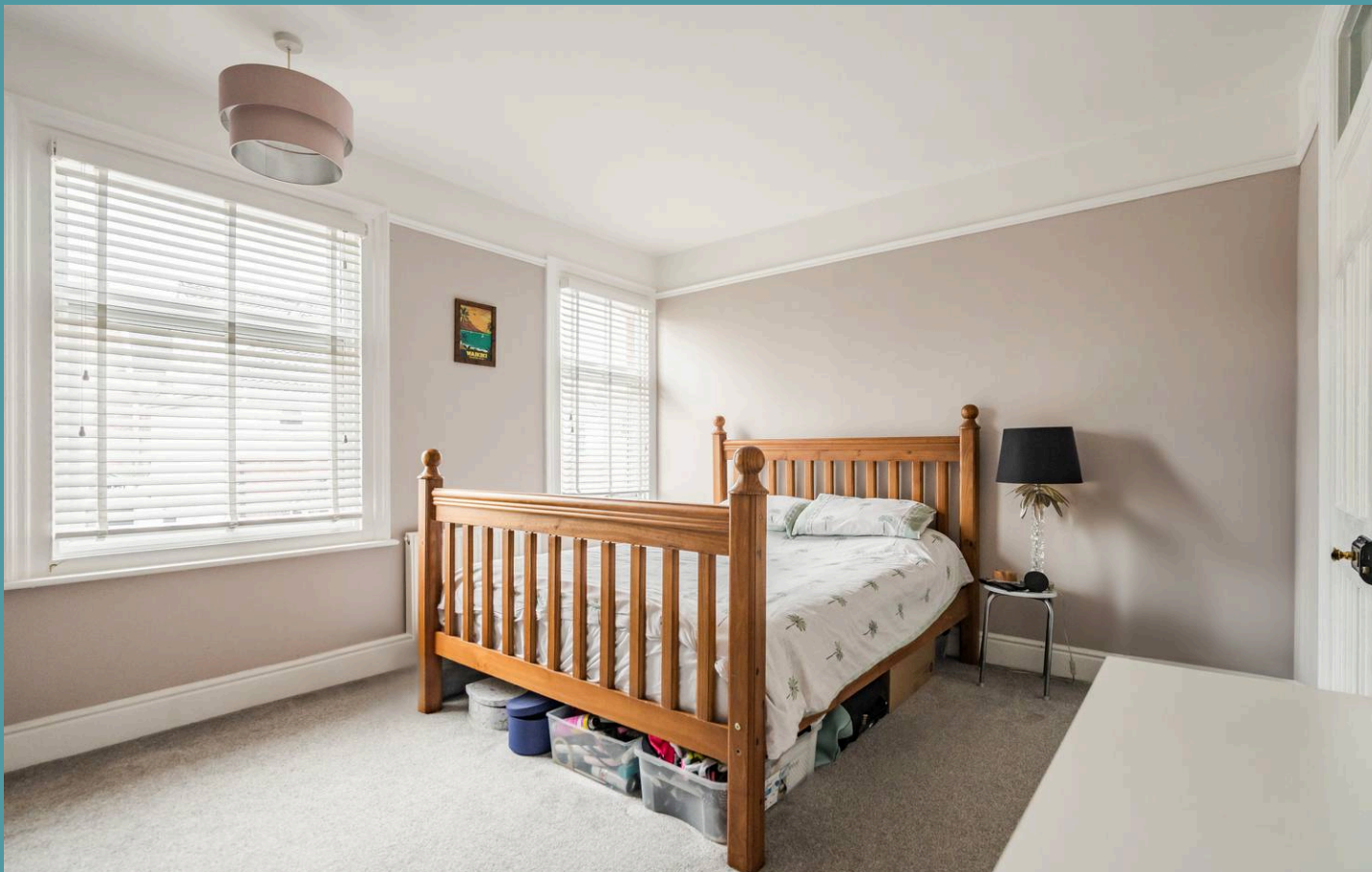
Lowestoft

Perfect opportunity for first time buyers or investors within the coastal town of Lowestoft. This mid-terrace home is presented to an immaculate standard, showcasing spacious accommodation with a contemporary design. Highlighting an inviting sitting room, a well-equipped kitchen, a utility area with a shower room, three bedrooms and a bathroom. Externally, you will find a low maintenance courtyard and on-road parking available.

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.



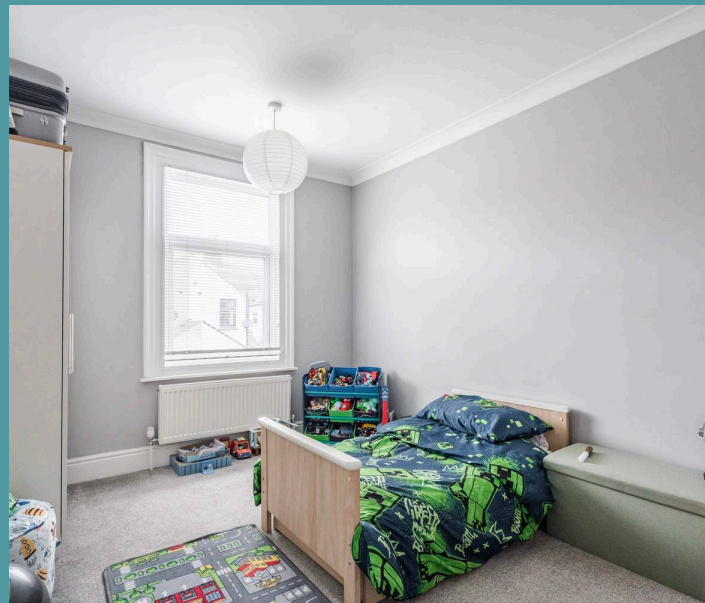
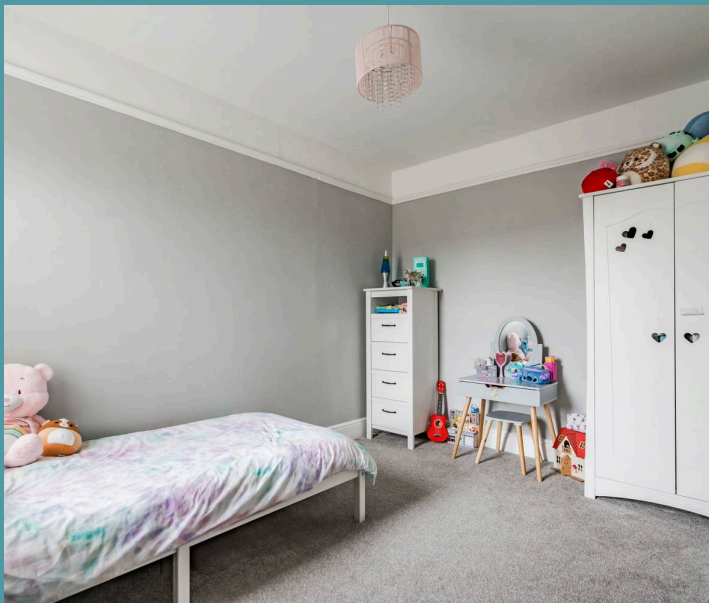


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Upon entering, you are greeted by a welcoming entrance hall. Positioned at the front of the residence is a spacious sitting room, elegantly accentuated by a large bay window that floods the room with natural light. The focal point of this room is a decorative feature fireplace, creating a cosy ambience that is perfect for both relaxation and entertaining. Moving through, you will find a modern kitchen/dining room that is fully equipped with contemporary fixtures and fittings. Showcasing an array of wall and base units, integrated appliances, and ample storage options, enhancing your cooking and dining experience. Completing the ground floor is a convenient utility area and a well-appointed shower room, adding to the functional layout of the home.

Ascend the stairs to discover three well-proportioned bedrooms, offering comfort and privacy for all occupants. A stylish bathroom completes the accommodations on the upper level, comprising of a three piece suite, accommodating all residents in the household.





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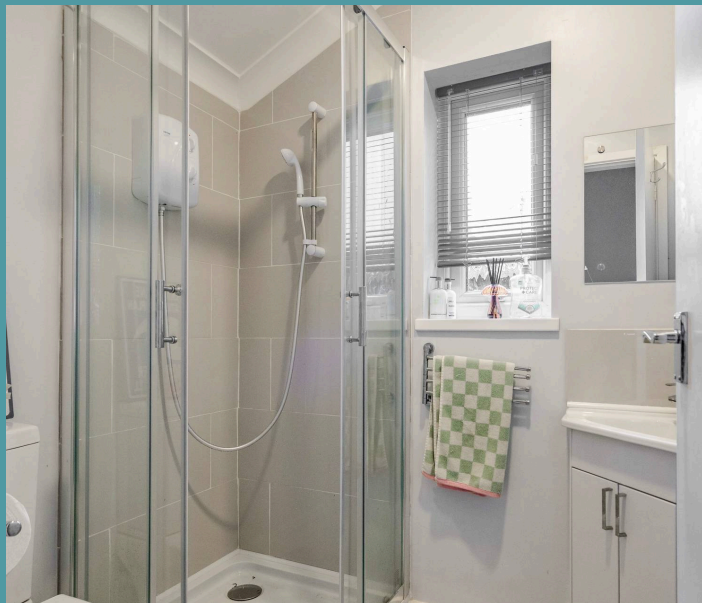
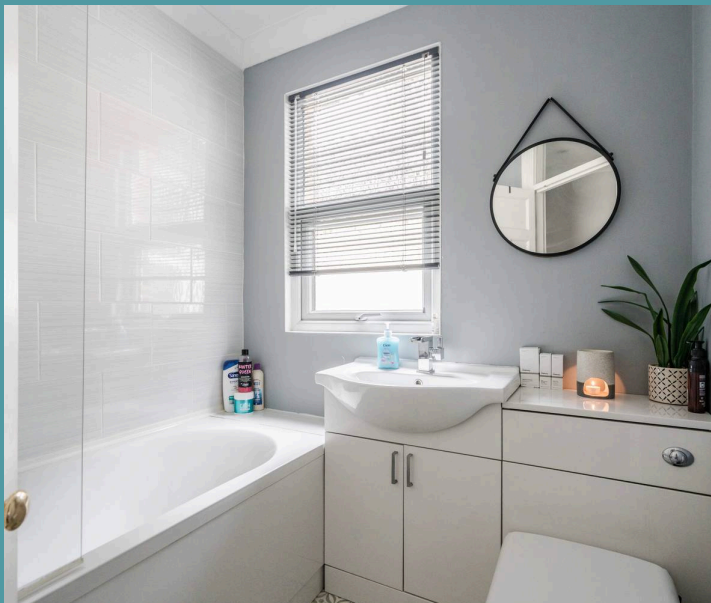
Lowestoft

Step outside to find a low maintenance enclosed courtyard that is perfect for al fresco dining or enjoying a morning coffee in the fresh air. Complete with a timber shed for storing your garden equipment and tools. For convenience, on-road parking is readily available, ensuring that you have easy access to your home.

Agents notes

Freehold

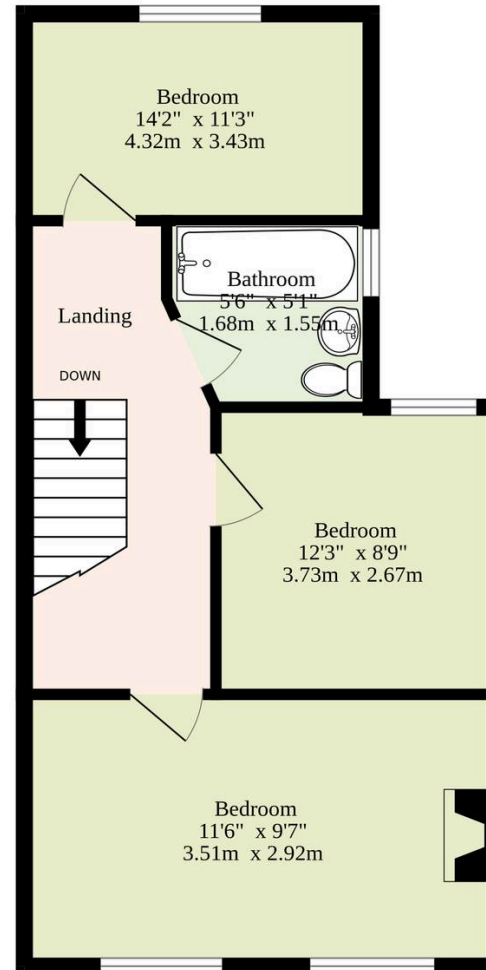
- Mid-terrace residence in the coastal town of Lowestoft
- Perfect first home or investment purchase
- Spacious sitting room accentuated by a large bay window and a decorative feature fireplace, inviting relaxation and entertaining
- Kitchen/dining room equipped with contemporary fixtures and fittings, including wall and base units, integrated appliances and storage options
- Utility area and a ground floor shower room
- Three bedrooms and a bathroom
- Low maintenance courtyard, complete with a timber storage shed, fully enclosed for privacy and seclusion
- On-road parking available
- Close to local shops, schools, bus routes, healthcare facilities and the coast



Ground Floor
546 sq.ft. (50.7 sq.m.) approx.



1st Floor
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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