



39 Royal Avenue, Lowestoft

Offers in Region of £270,000

39 Royal Avenue

Lowestoft

Step into this beautifully presented bay-fronted terrace, perfectly positioned just moments from Lowestoft's award-winning beach. Brimming with charm and natural light, this exceptional home offers a stylish sitting room with a wood burner, a modern kitchen with integrated appliances, and a separate dining room ideal for entertaining. An extended garden room with French doors opens to a private west-facing garden, while a flexible home office and a converted studio space add practicality and versatility. With three well-appointed bedrooms, a chic family bathroom, and the convenience of on-road parking, this property blends timeless character with contemporary living in a wonderful setting.

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.





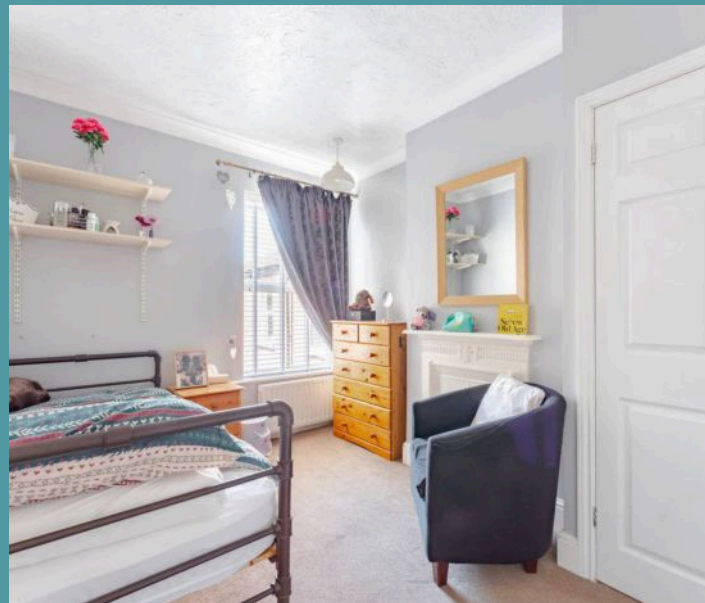
39 Royal Avenue

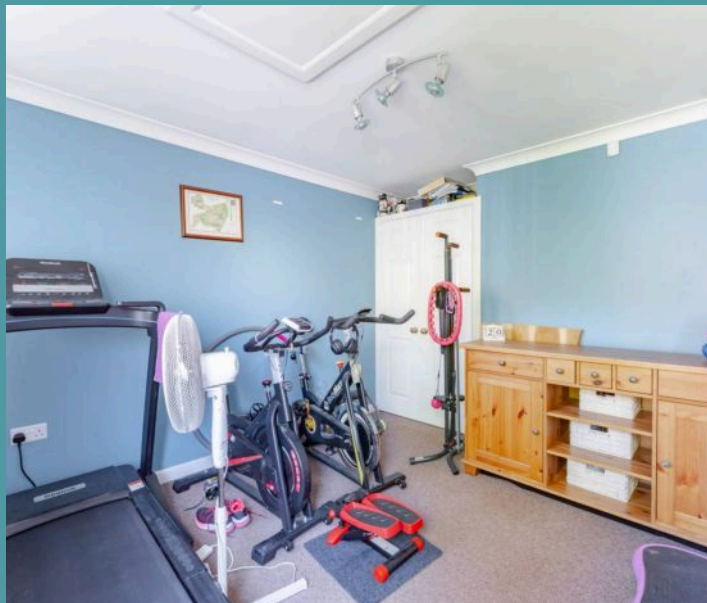
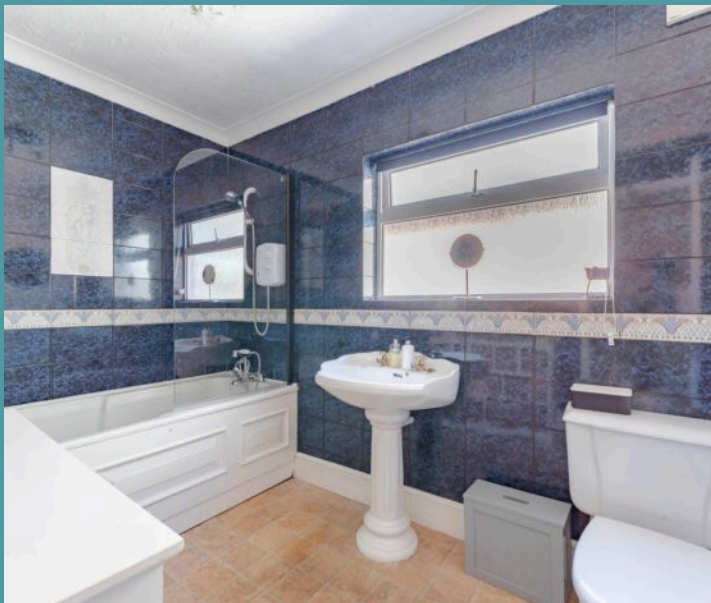
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Bathed in natural light, the inviting sitting room exudes warmth and character, enhanced by a classic bay window and a charming wood burner, ideal for cosy evenings by the fire. Adjacent to this is a versatile home office, thoughtfully positioned to cater to today's flexible lifestyle demands, whether for remote working, creative pursuits, or quiet study.

The heart of the home is a well-designed kitchen boasting sleek, modern cabinetry, integrated appliances, and a built-in dishwasher, seamlessly connected to a dedicated dining room, perfect for entertaining or enjoying relaxed family meals. To the rear, a stunning extended garden room offers additional living space, elegantly framed by a set of French doors that open directly onto a beautifully landscaped garden, creating a seamless indoor-outdoor flow. A conveniently located WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a serene space, featuring a delightful window seat, ideal for reading or enjoying the morning light, and generous built-in storage. A contemporary family bathroom, finished to a high standard, serves the upper floor.





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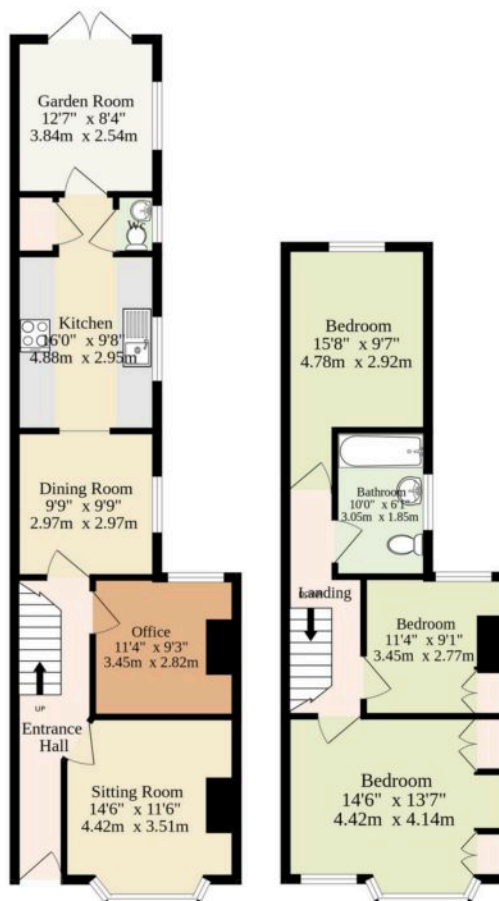
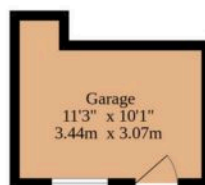
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The west-facing garden is private and beautifully maintained, with an artificial lawn bordered by planted beds and mature shrubbery, offering year-round appeal with minimal maintenance. To the rear, a former garage has been cleverly converted into an additional home office, with flexible potential to function as a gym, creative studio, or workshop, depending on your lifestyle needs. Ample on-road parking is available for residents and guests.

- Beautiful bay-fronted terrace in the coastal town of Lowestoft
- A short distance from the scenic coast, with Lowestoft's award winning beach
- A light-filled sitting room accentuated by a wood burner and a versatile home office
- Kitchen equipped with modern cabinetry, integrated appliances, a dishwasher and a separate dining room
- Extended garden room flaunting a set of French doors that open out to the beautiful garden
- Three bedrooms, including a master with a window seat and built-in storage, along with a family bathroom
- West-facing and private garden, with an artificial lawn bordered by planted beds and shrubbery
- A garage/storage space that has been converted into a home office, with the option to be a gym or a studio
- On-road parking available
- Close to local shops, schools, healthcare facilities and transport links

Ground Floor
793 sq.ft. (73.7 sq.m.) approx.

1st Floor
553 sq.ft. (51.4 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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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