



53 Royal Avenue, Lowestoft

Offers in Region of £265,000



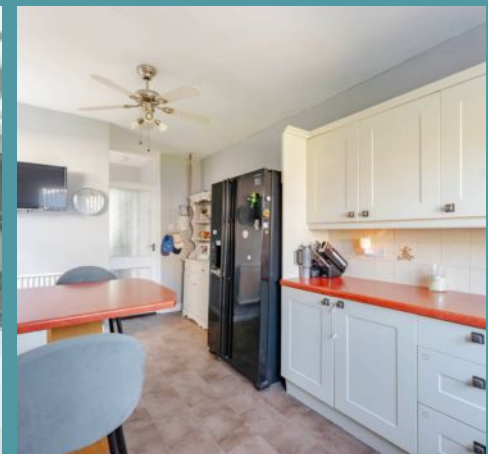
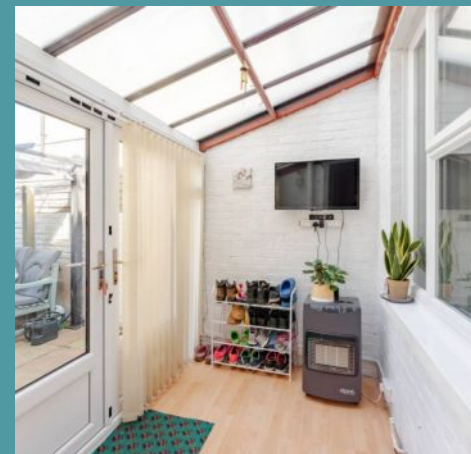
# 53 Royal Avenue

## Lowestoft

Step into this charming bay-fronted terrace, ideally located in the vibrant coastal town of Lowestoft. Perfect as a first home, a family haven, or a smart investment, this well-presented property offers a welcoming entrance hall, a convenient ground-floor WC, and a bright open-plan sitting/dining room enhanced by a feature bay window. A sun-drenched conservatory extends the living space with peaceful garden views, while the kitchen/breakfast room provides ample storage, appliance space, and a breakfast bar for sociable dining. Upstairs, three well-sized bedrooms and a modern family bathroom ensure comfortable accommodation. Outside, a beautifully maintained, fully enclosed garden with lawn, seating areas, and a timber shed creates a private enjoyable space, with on-road parking available nearby. This is coastal living at its most convenient and charming.

## 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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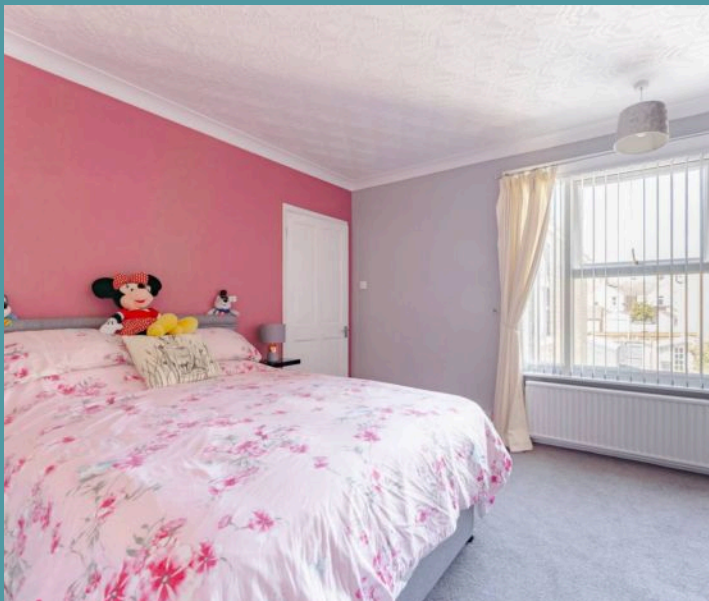
### Lowestoft

Step through the welcoming entrance hall, where you're greeted with a sense of warmth and space. A convenient ground floor WC adds practicality for everyday living.

To the front of the property, the open-plan sitting and dining room is bathed in natural light thanks to the beautiful bay window, creating an ideal setting for both relaxing evenings and entertaining guests. This space seamlessly flows into a sunlit conservatory, which extends the living area and provides tranquil views over the garden, a perfect spot for enjoying a morning coffee or socialising with friends.

The kitchen/breakfast room is well-equipped with a range of wall and base cabinetry, ample room for appliances, and a handy breakfast bar unit, making it a sociable hub of the home for family meals or casual gatherings.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for all the family.





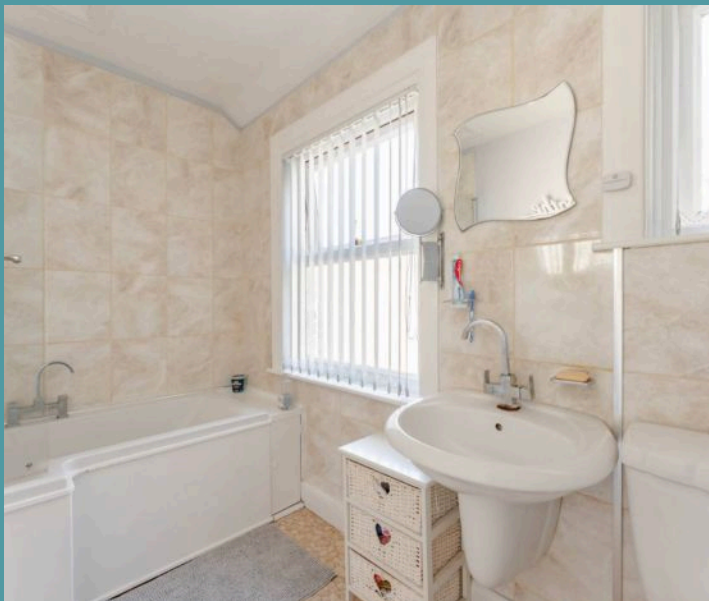


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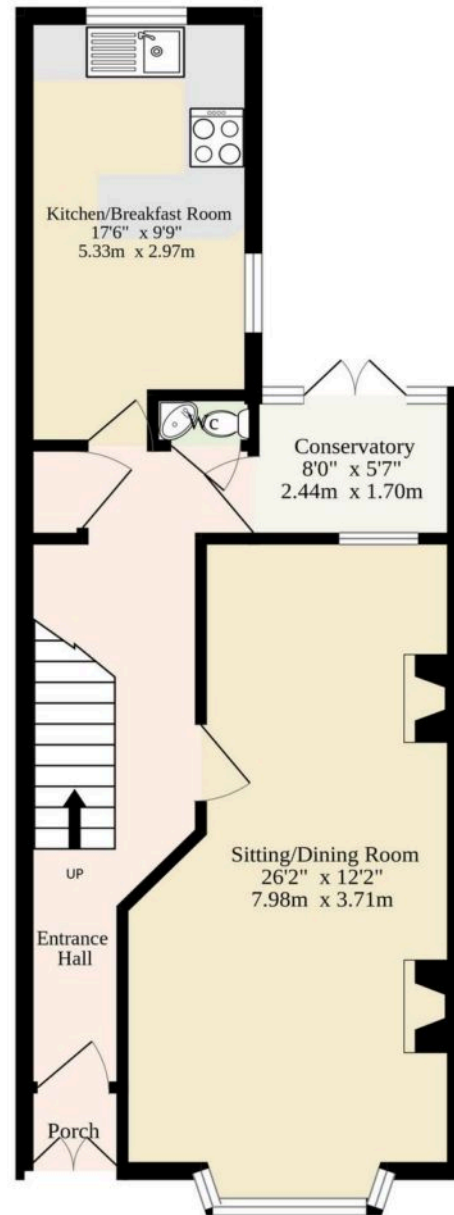
### Lowestoft

To the rear, the property truly shines with an extensive, beautifully maintained garden. Laid mainly to lawn, it offers multiple seating areas for alfresco dining or soaking up the sun. A timber storage shed provides practical outdoor storage, and the entire garden is fully enclosed, ensuring privacy and safety. Further benefits include on-road parking, with the potential for off-road parking at the rear.

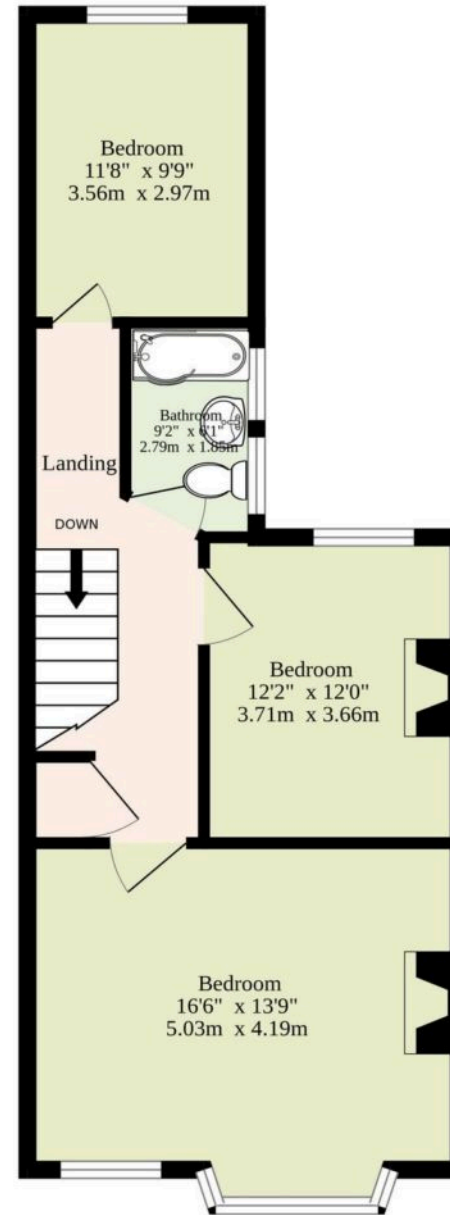
- Bay-fronted terrace in the coastal town of Lowestoft
- Perfect first home, family home or investment opportunity
- Open-plan sitting/dining room accentuated by a bay window, inviting relaxation and entertaining
- Sun-lit conservatory that extends the reception space, offering garden views
- Kitchen/breakfast room fitted with wall and base cabinetry, areas for appliances and a breakfast bar unit for socialising
- Three bedrooms and a family bathroom
- Extensive and beautifully maintained garden, with a laid to lawn, several seating areas and a timber storage shed, fully enclosed for privacy
- On-road parking available
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor  
577 sq.ft. (53.6 sq.m.) approx.



1st Floor  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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