



16 Rushton Drive, Carlton Colville

Offers in Region of £145,000



# 16 Rushton Drive

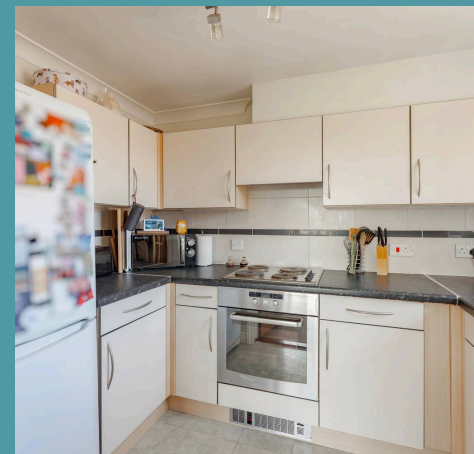
Carlton Colville, Lowestoft

Offered chain-free, this first-floor apartment in the sought-after area of Carlton Colville enjoys open field views and a convenient location close to local shops, healthcare facilities, schools, bus routes, and the scenic Carlton Marshes. The well-proportioned interior includes a spacious sitting/dining room, a modern fitted kitchen, two bedrooms—one with a private ensuite—and a separate family bathroom. The property also benefits from an allocated off-road parking space, making it an ideal choice for first-time buyers, downsizers, or investors looking for a comfortable and well-connected home.

## Location

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful wetlands and wildlife at Carlton Marshes or take a leisurely stroll and have a picnic in Nicholas Everitt Park.

Despite its peaceful surroundings, Carlton Colville remains well-connected to the wider region, with easy access to Lowestoft Town Centre via the A146. With convenient transportation options, the nearby Lowestoft Train Station offers services on the Wherry and East Suffolk Lines, connecting travellers to both Norwich and Ipswich.







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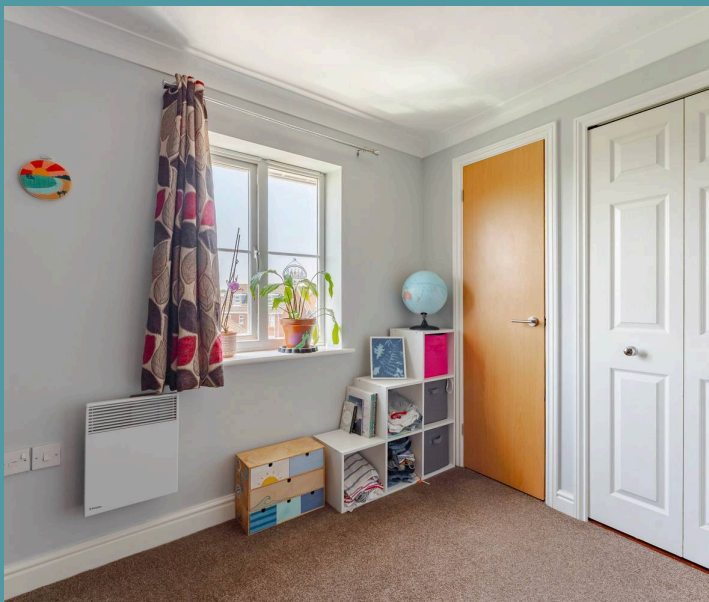
As you step inside, you're welcomed by a bright entrance hall, complete with practical storage for coats and shoes—perfect for keeping things neat and organised. This space flows effortlessly into a generous sitting/dining room, filled with natural light and offering a warm, comfortable setting—ideal for unwinding or hosting family and friends.

The kitchen is well laid out with a range of wall and base units, integrated appliances, and ample storage, providing everything you need to prepare and enjoy home-cooked meals.

The apartment offers two well-proportioned bedrooms, allowing flexibility for a variety of lifestyles. The principal bedroom features its own en-suite shower room, offering added privacy and convenience. The second bedroom is equally inviting and is served by a modern family bathroom, ideal for both residents and guests.

One of the home's standout aspects is the scenic outlook over open fields, offering a peaceful and picturesque backdrop from the comfort of your own windows.

Additional benefits include allocated off-road parking, providing a secure and hassle-free space for your vehicle.







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### Agents note

Leasehold, with approximately 99 years left on the lease.

Ground rent £1500 p/a

Maintenance fee £139 p/a

Renewal charges are at the start of every year.

Connected to mains water, electricity and drainage.

Heating system - Electric heaters.

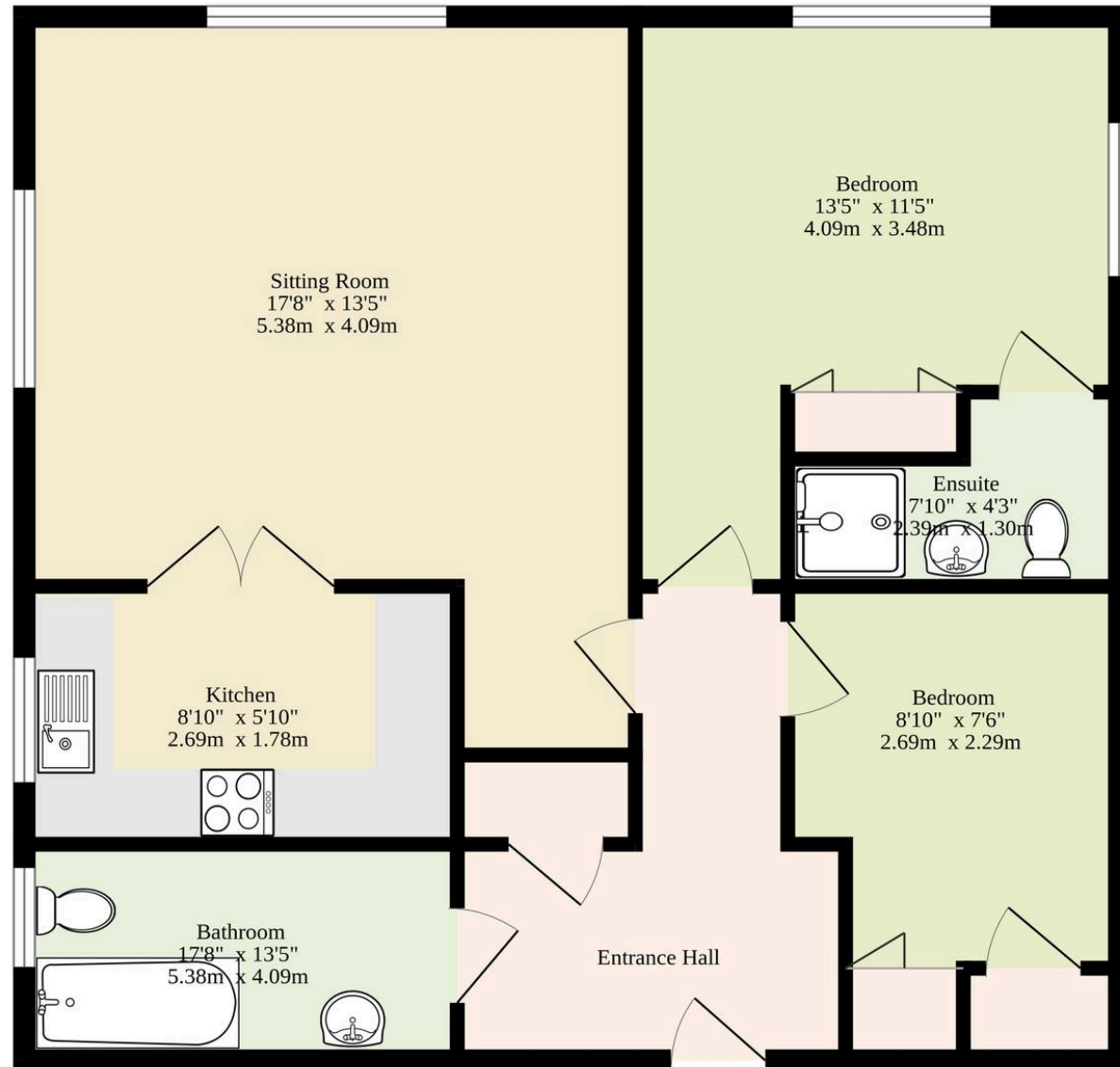
Council Tax Band: A

- Chain free!
- Top floor apartment in the sought-after area of Carlton Colville
- Perfect first home or investment purchase
- Welcoming entrance hall with storage space
- Spacious sitting/dining room filled with natural light, inviting relaxation and entertaining
- Kitchen fitted with wall and base units, integrated appliances and plenty of storage space
- Two bedrooms, a private en-suite and a family bathroom
- A backdrop of open fields that can be seen out the windows, ensuring a quiet surrounding
- Allocated off-road parking available
- Close to local shops, healthcare facilities, bus routes, schools and Carlton Marshes for walks





**Top Floor**  
**871 sq.ft. (80.9 sq.m.) approx.**



**TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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