



125 Broadland Marina, Oulton Broad, Lowestoft

Lowestoft



Offers in Region of £85,000  
Minors & Brady



# 125 Broadland Marina, Oulton Broad

## Lowestoft

Experience luxury living all year round in this beautifully appointed holiday home, set within the exclusive Broadlands Park and Marina on the edge of the stunning Broads National Park.

Designed for both comfort and style, it features elegant open-plan living with bi-fold doors leading to a spacious wrap-around terrace —perfect for outdoor dining and relaxation. The premium kitchen, two double bedrooms (including one with a dressing room), and a sleek modern shower room make it ideal for families or guests. Surrounded by landscaped grounds and with access to marina amenities, this is holiday home living at its finest.

- Luxury holiday home positioned on the esteemed Broadlands Park and Marina development, on the scenic Broads National Park
- Private, corner plot!
- Open 12 months of the year
- Stylish open-plan living, with a comfortable lounge showcasing bi-fold doors out to the decked terrace
- Kitchen equipped with premium fixtures and fittings, including quality cabinetry, a sink and drainer unit, an integrated oven, an induction hob and dining table
- Two double bedrooms, one with a double bed and the other with twin singles, suitable for families or guests
- A shower room comprising of a modern three-piece suite
- A large, wrap-around decked terrace ideal for seating arrangements, overlooking the maintained grounds
- Communal parking area with facilities and amenities on site
- Moorings available







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## Lowestoft

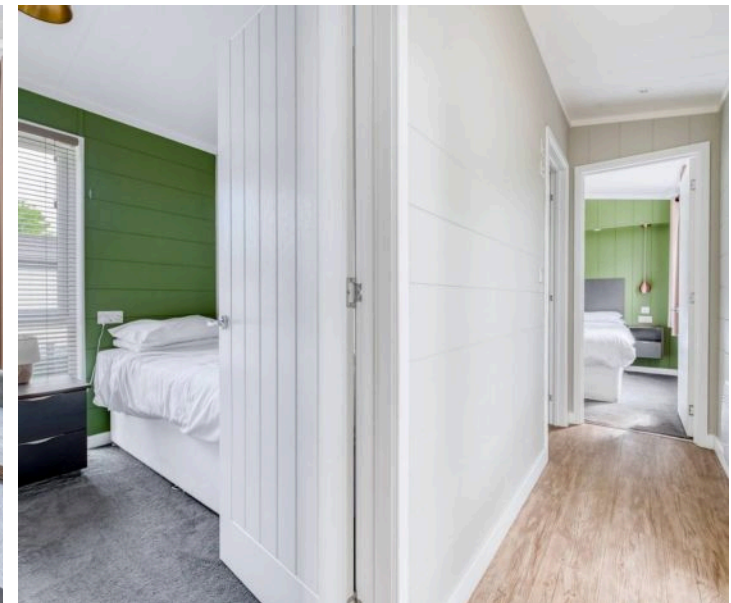
### Location

Oulton Broad is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. It has one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. It is well connected with 2 train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.

### Broadlands Park and Marina

Broadlands Park & Marina is a wonderful holiday destination situated on the tranquil banks of Oulton Broad in East Anglia. It offers a picturesque and serene environment for visitors to enjoy. The park caters to a wide range of interests with activities such as marshland walks and nearby water sports for adventure enthusiasts. Inside the park, there's an indoor heated swimming pool, making it a great choice for families and those seeking relaxation. Dining is convenient at Moss & Co Broadlands, and additional recreational opportunities can be found at Nicholas Everitt Park. Thrill-seekers can easily access the nearby Pleasurewood Hills Theme Park, while summer months offer the excitement of sailing and powerboat racing from the private marina. Overall, Broadlands Park & Marina offers a well-rounded vacation experience suitable for various preferences and interests, set amidst a beautiful natural backdrop.

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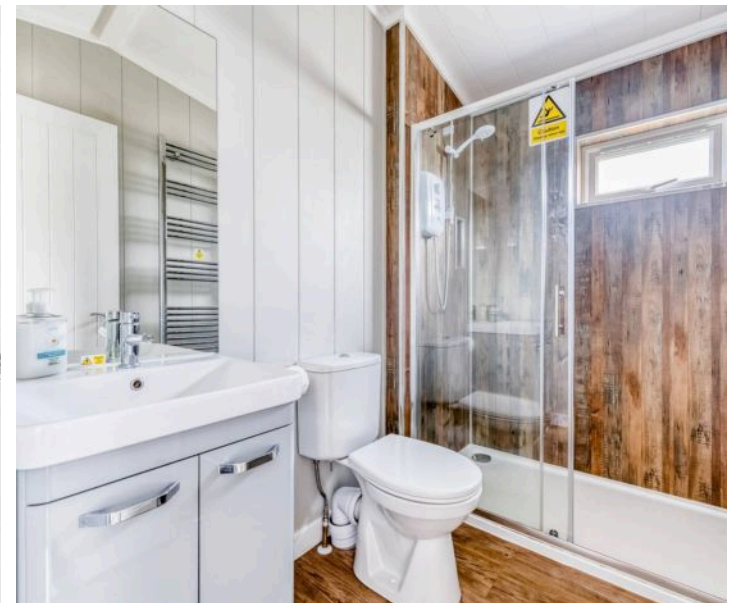
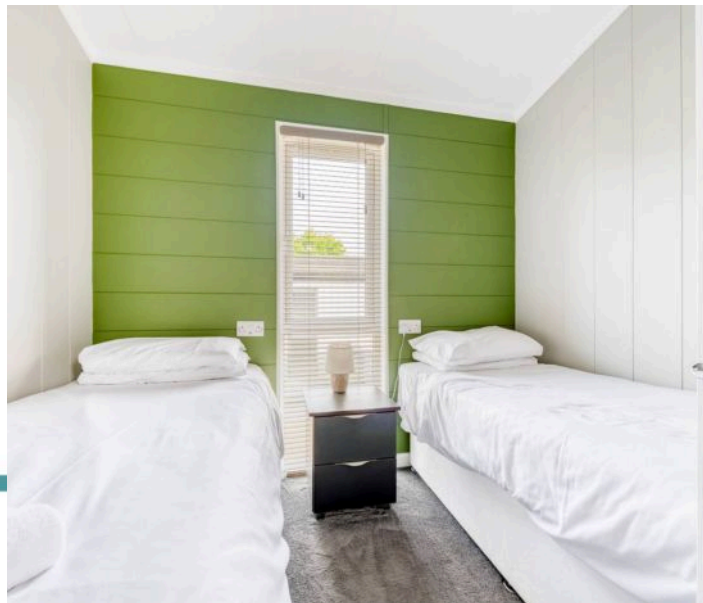
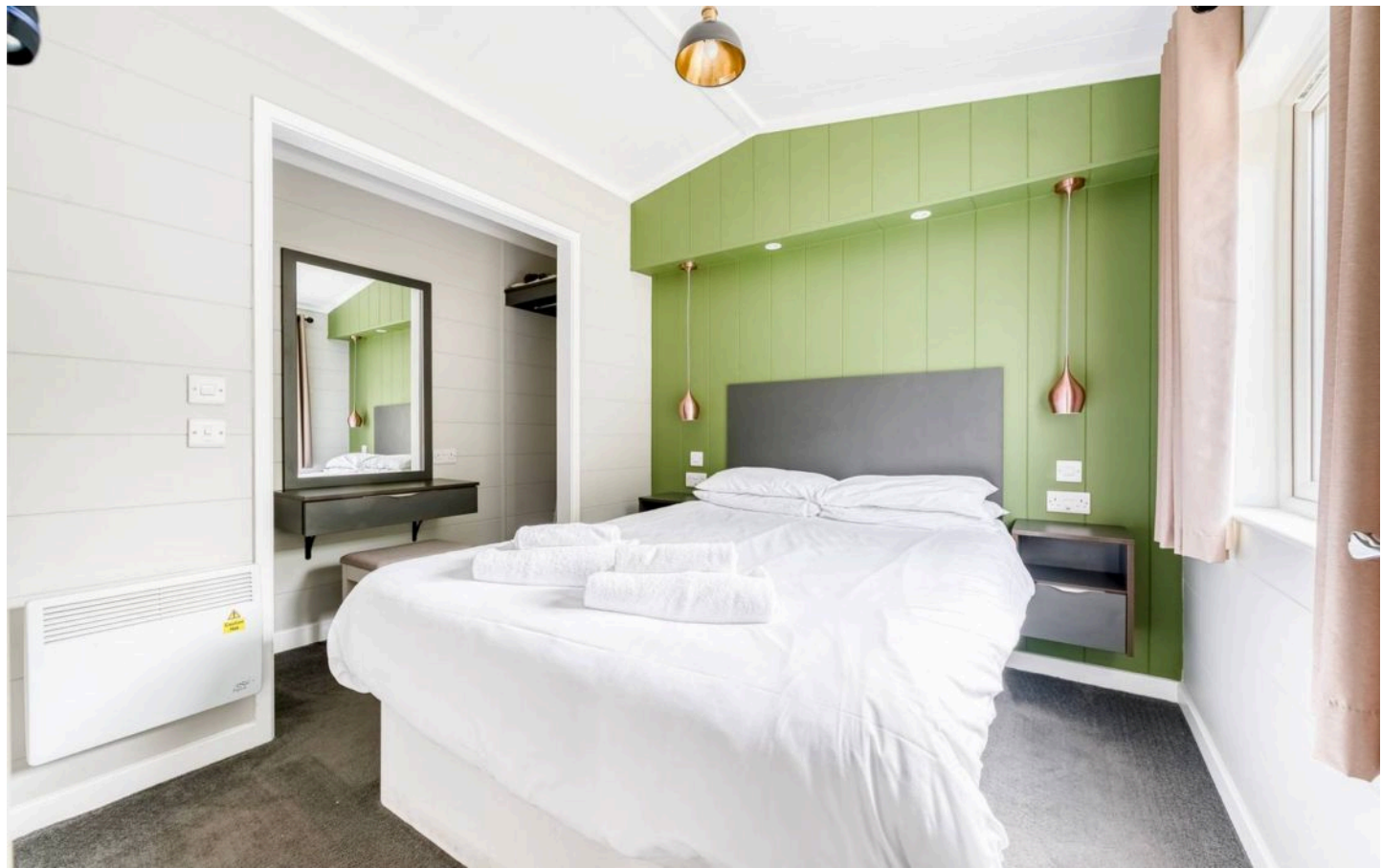
## Lowestoft

From the moment you step inside, you're welcomed into a thoughtfully designed open-plan living space that exudes contemporary charm. The lounge is a true highlight, featuring plush seating and expansive bi-fold doors that seamlessly connect the interior to the outdoors. These open onto a generous, wrap-around decked terrace—perfect for alfresco dining, morning coffees, or simply soaking in the views of the beautifully maintained grounds.

The kitchen is complete with premium fixtures and fittings. It showcases sleek cabinetry, a sink and drainer unit, an integrated oven, and an induction hob, all complemented by a dedicated dining area where family and friends can gather for relaxed meals or lively conversation.

Offering flexible accommodation, the home includes two well-appointed double bedrooms. The principal bedroom features a double bed and a private dressing room—ideal for storing your personal belongings. The second bedroom comes with twin single beds, making it perfect for children or guests. A contemporary shower room serves the home, fitted with a modern three-piece suite that continues the theme of stylish practicality.

Outside, the extensive wrap-around terrace provides ample room for outdoor seating and entertaining, making it a wonderful extension of the living space. Whether you're hosting summer barbecues or enjoying the afternoon sunshine, this outdoor area captures the essence of relaxed, upscale holiday living.



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Set within a gated community with access to marina facilities and the breath-taking Broads waterways, this holiday home is more than just a place to stay—it's a lifestyle destination.

### Agents note

Leasehold, with 120 years left on the lease

Ground rent - £4,500 + VAT p/a

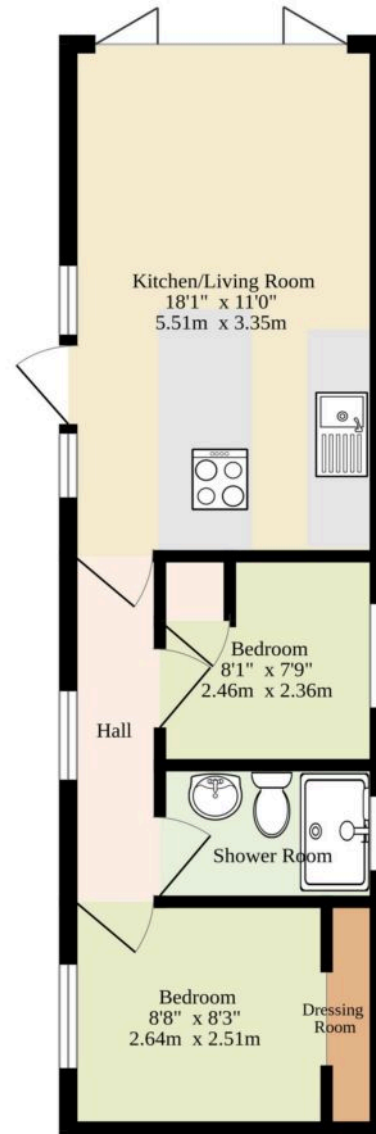
Maintenance fee - £1,502.67 + VAT p/a

Open 12 months of the year



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Ground Floor  
332 sq.ft. (30.8 sq.m.) approx.



Sqft Does Not Include The Hallway And Shower Room

TOTAL FLOOR AREA : 332 sq.ft. (30.8 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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Meet *Bradley*  
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Meet *Hannah*  
Property Consultant

## Minors & Brady

Your home, our market

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