



80 Sussex Road, Lowestoft

Lowestoft



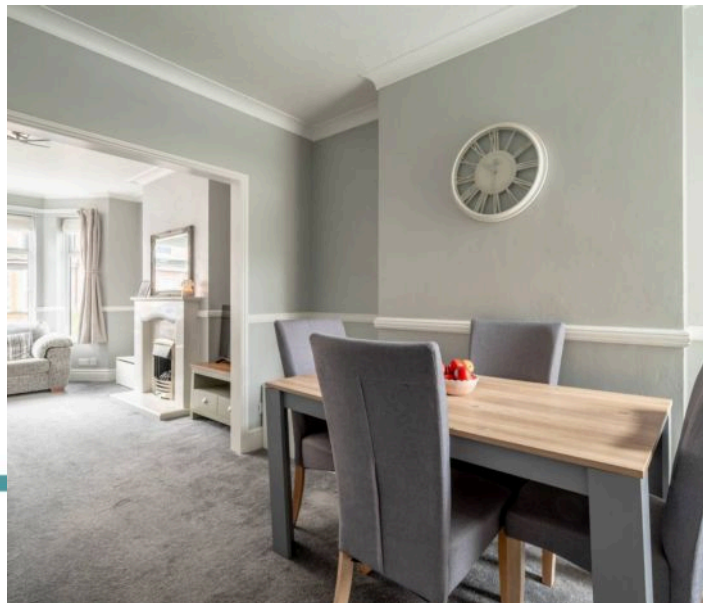
Minors & Brady

80 Sussex Road

Lowestoft

Just moments from the Suffolk shoreline, this end-of-terrace home offers a stylishly simple backdrop for coastal living. Ideal for first-time buyers, small families, or investors, it features a welcoming entrance hall, an open-plan sitting and dining room with a decorative fireplace and bay window, a well-equipped kitchen with utility space, and a sleek ground-floor shower room. Upstairs, three comfortable bedrooms provide privacy, while outside a low-maintenance courtyard doubles as off-road parking with outdoor lighting and a convenient tap. Don't miss the chance to acquire this home and experience all it has to offer.

- End-of-terrace residence positioned in the coastal town of Lowestoft
- Perfect choice for first time buyers, small families or investors
- Well-presented with neutral décor throughout, ready for you to adapt to your own preferences and style
- Open-plan sitting/dining room accentuated by a decorative fireplace and a bay window, inviting relaxation and entertaining
- Kitchen fitted with a range of cabinetry, an integrated oven, spaces for your own appliances and a functional utility room
- Ground floor modern shower room
- Three off-landing bedrooms offering comfort and privacy
- A low-maintenance courtyard that is currently used as off-road parking
- UPVC double glazed windows
- Close to local shops, schools, healthcare facilities and transport links





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Lowestoft

Location

Sussex Road sits in a quiet residential part of Lowestoft, close to the town's sandy seafront and within easy reach of the centre. A cluster of independent convenience stores, take-away cafés and small services can be found along the surrounding side streets, while larger supermarkets and the Britten Centre shopping precinct are just a few minutes' drive or a pleasant walk away. Families are served by several primary schools and nurseries in the NR32 area, with Ormiston Denes Academy providing secondary education nearby.

Healthcare needs are met by GP surgeries such as the Beaches Medical Centre and a choice of local pharmacies, with larger clinics and the James Paget University Hospital only a short journey to the north. Transport links are good: local buses run along the adjacent main roads into the town centre and to Great Yarmouth, and Lowestoft railway station offers regular services to Norwich and Ipswich. The A47 and A12 provide straightforward road access for commuters or day-trippers, while the flat terrain and coastal scenery make walking and cycling easy ways to reach shops, schools, and the beach.



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A sheltered storm porch opens into a bright entrance hall, setting the tone for the airy spaces beyond. The open-plan sitting and dining room is a true heart of the home, where a decorative fireplace and a graceful bay window create a warm, sociable atmosphere for both everyday living and effortless entertaining.

The kitchen is thoughtfully fitted with a range of cabinetry and an integrated oven, providing ample room for your own appliances. A practical utility area offers additional storage and space for your laundry appliances. The ground-floor shower room comprises a three-piece suite, accommodating all residents and guests in the household.

Upstairs, three well-proportioned bedrooms are arranged off the landing, offering a sense of comfort and privacy, ready for you to adapt to your own preferences and style.

Outside, a low-maintenance courtyard doubles as off-road parking, complete with outdoor lighting and a handy tap. This space could easily be reverted to a garden area by erecting a fence.

With its prime location near the coast and a layout designed for easy living, this end-of-terrace residence presents an ideal opportunity to embrace a relaxed Lowestoft lifestyle, whether as your first purchase, a family home, or a savvy investment.

Agents note

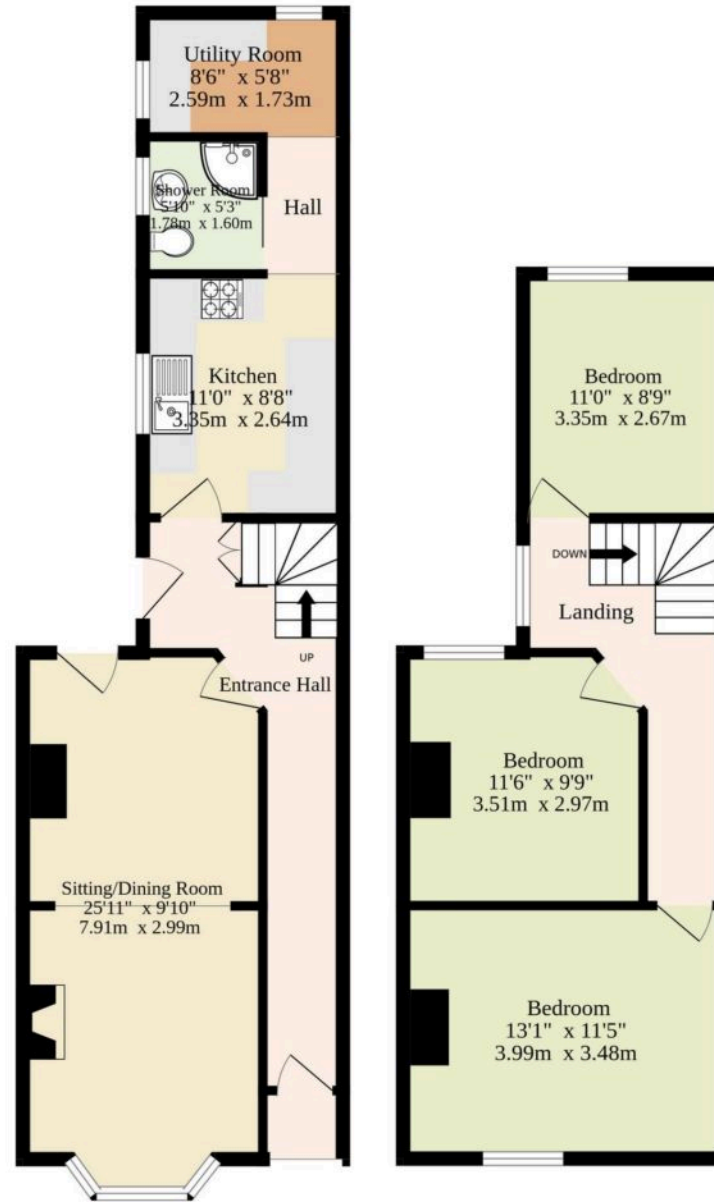
Freehold



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Ground Floor
670 sq.ft. (62.2 sq.m.) approx.

1st Floor
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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