



56 Sussex Road, Lowestoft

Lowestoft



Minors & Brady

# 56 Sussex Road

Lowestoft

Just a short distance from the coastline and everyday amenities in Lowestoft, this well-presented mid-terrace home combines generous proportions with adaptable living. A bright bay-fronted sitting room with feature fireplace sets the tone, complemented by a formal dining room and an additional snug offering flexibility for a home office, playroom or occasional bedroom. The modern kitchen is fitted with stylish cabinetry and a range cooker, while a ground-floor WC adds everyday convenience. Upstairs, three off-landing double bedrooms are served by a spacious four-piece family bathroom. Outside, a private, low-maintenance garden with patio seating, artificial lawn and a timber shed topped with fully owned solar panels enhances both practicality and efficiency, making this an appealing choice for first-time buyers, families or investors.



**M&B**



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- Mid-terrace residence positioned down a residential road in the coastal town of Lowestoft, within easy reach of essential amenities
- Suitable option for first-time buyers, families or investors!
- Sitting room accentuated by a bay-window and traditional feature fireplace, inviting relaxation and entertaining
- Formal dining room and a flexible snug, with the option to have a home office, a playroom for children or an additional bedroom if required
- Kitchen fitted with stylish modern cabinetry, a sink/drainer unit, a range cooker and under-counter areas for appliances
- Three off-landing double bedrooms offering comfort and privacy, along with a family bathroom comprising of a four-piece suite
- A private, low-maintenance garden, featuring a patio for seating arrangements, an artificial lawn and a timber storage shed, with fully-owned solar panels on top of the shed
- On-road parking available
- Walking distance to the town centre and Lowestoft's award winning beach



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Lowestoft, Lowestoft

## Location

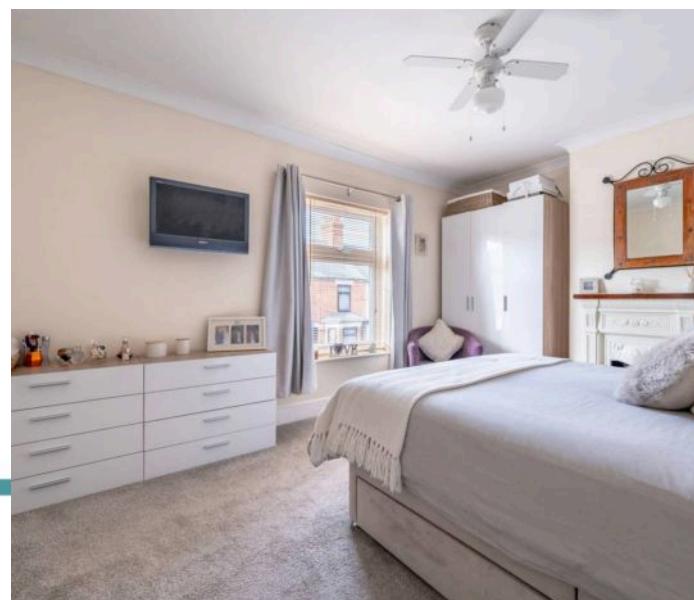
Sussex Road is positioned in the northern part of Lowestoft, a coastal town known for its wide sandy beaches and open seafront. The road sits within a predominantly residential neighbourhood made up of traditional terraces and family housing, within walking distance of everyday amenities. Local convenience stores, takeaways and independent shops can be found along nearby residential routes and on St Peter's Street, while larger supermarkets and national retailers are available in the town centre and at the North Quay retail area. The seafront and beach are also within easy reach, offering straightforward access to coastal walks and open green space.

For education, the closest primary options include Poplars Community Primary School and Northfield St Nicholas Primary Academy, both serving the immediate area.

Secondary provision is nearby at Ormiston Denes Academy, with Benjamin Britten Academy of Music and Mathematics located a short distance to the south.

Transport links are practical and well established. Lowestoft Railway Station provides direct rail services to Norwich and Ipswich, connecting onwards to wider regional routes.

Regular bus services operate through the surrounding roads, linking to the town centre, Oulton Broad and neighbouring districts. For drivers, the A47 offers a main route west towards Norwich, while the A12 connects south towards Ipswich and London.



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Positioned along a well-established residential road in the coastal town of Lowestoft, this mid-terrace residence offers a balanced blend of space, flexibility and convenience, all within easy reach of everyday amenities, local schools and transport links. With the coastline just a short distance away, the setting lends itself to a relaxed seaside lifestyle while remaining practical for daily routines.

A welcoming entrance hall sets the tone, leading through to a sitting room enhanced by a bay window that draws in natural light and a traditional feature fireplace that forms a natural focal point. This is a room designed for both quiet evenings and sociable gatherings. Beyond, the formal dining room provides a dedicated space for shared meals and occasions, while an additional snug offers valuable flexibility, equally suited to a home office, children's playroom or even an additional bedroom if required.

The kitchen is fitted with stylish modern cabinetry and thoughtfully arranged workspace, complete with a sink/drainer unit, a range cooker and under-counter areas for appliances. Practicality continues on the ground floor with the added benefit of a convenient WC.

Upstairs, three off-landing double bedrooms provide comfortable and private accommodation, ideal for growing families or visiting guests. The family bathroom is well-appointed with a four-piece suite comprising a bathtub, separate shower cubicle, wash basin and WC, catering easily to busy mornings and more leisurely routines alike.



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Outside, the private rear garden has been designed for low maintenance without compromising on usability. A patio area offers space for seating and outdoor dining, complemented by an artificial lawn and a timber storage shed topped with fully owned solar panels, an efficient addition that supports modern living. On-road parking is available to the front.

Whether you are taking your first step onto the property ladder, seeking a family home with adaptable space, or considering an investment opportunity, this well-located home presents a practical and appealing choice in one of Suffolk's most easterly coastal communities.

## Agents Notes

Freehold

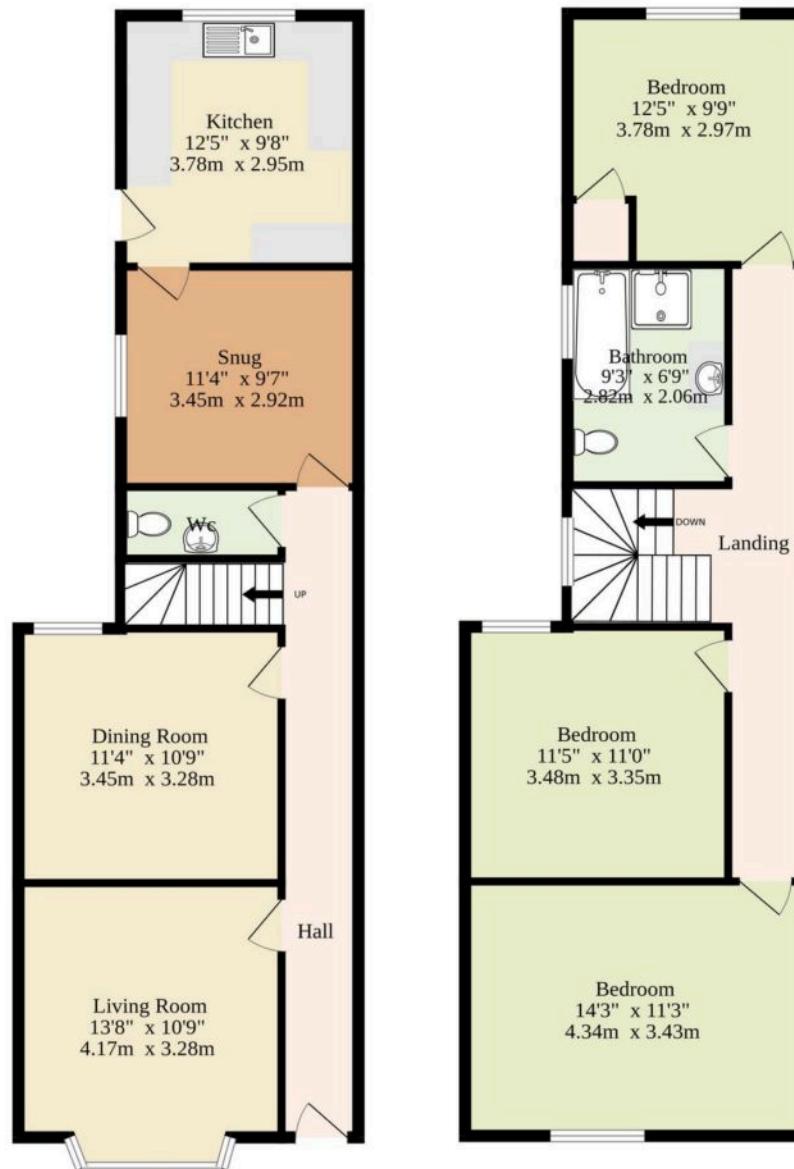
Connected to all mains services.



**M&B**

Ground Floor  
644 sq.ft. (59.8 sq.m.) approx.

1st Floor  
763 sq.ft. (70.9 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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## Minors & Brady

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oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH



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