



60 Sussex Road, Lowestoft

Lowestoft



Minors & Brady

## 60 Sussex Road

Lowestoft

Life here is shaped by the rhythm of the coast, with the seafront, local shops and everyday amenities all within easy reach, while still enjoying the calm of a residential road in the popular town of Lowestoft. This chain free mid-terrace home offers generous proportions and the kind of flexibility that suits modern living, from the bright bay-fronted sitting room and adaptable dining space to three double bedrooms upstairs. Outside, a private low-maintenance garden and detached garage/workshop add practicality as well as potential. Whether you are a first-time buyer ready to step onto the property ladder, an investor seeking an income opportunity or a purchaser looking for a renovation project to create a home tailored to your own style, this property presents space, versatility and long-term promise in a well-connected setting.



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# 60 Sussex Road

## Lowestoft

Sussex Road is a quiet residential street in northern Lowestoft, just a short walk from the beach, making the coast an easy part of everyday life. Local shops along St Margaret's Road provide essentials, while larger supermarkets including Sainsbury's, Aldi, and Lidl are all within a few minutes' drive, along with the North Lowestoft Retail Park for homeware and high-street stores.

Families benefit from nearby schools. St Margaret's Primary Academy and Northfield St Nicholas Primary Academy are within easy reach, with secondary options including Ormiston Denes Academy and Benjamin Britten Academy of Music and Mathematics accessible by short bus ride or car journey.

Transport connections are straightforward. Buses along nearby main roads link Sussex Road to the town centre, surrounding villages, and Great Yarmouth, while Lowestoft railway station provides direct services to Norwich and Ipswich. The A47 and A12 are within a short drive, offering convenient routes for commuting or weekend trips.



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Chain free and ready for its next chapter, this mid-terrace residence is located along a residential road in the coastal town of Lowestoft. Within easy reach of the shoreline, local amenities and transport links, the property offers a relaxed lifestyle with everyday convenience.

Stepping inside, a bright and airy entrance hall sets a welcoming tone and hints at the potential throughout. The spacious living room is filled with natural light thanks to a front-facing bay window, creating an inviting setting for both quiet evenings and social gatherings. Two decorative fireplaces provide attractive focal points and help define the generous proportions, leaving ample space for a variety of furniture layouts.

To the rear, a flexible dining room offers excellent versatility. It works perfectly for family meals and entertaining, yet could just as easily serve as a home office, cosy snug or playroom, depending on your needs. The kitchen is currently fitted with units, a sink/drainer and designated spaces for appliances, with two adjoining lean-tos presenting further opportunity. Subject to the necessary permissions, these areas could be adapted into a practical utility room and a light-filled sun room, enhancing both functionality and flow. A ground floor WC adds everyday convenience.



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Upstairs, three double bedrooms provide comfortable accommodation, one benefiting from built-in wardrobes for streamlined storage. The bathroom features a classic three-piece suite, completing the first-floor layout.

Outside, the private rear garden has been designed with ease of maintenance in mind. Predominantly paved with planted beds adding greenery and character, it offers a pleasant space for outdoor seating and summer barbecues, along with access to the rear alley. A detached garage/workshop at the back provides secure parking or valuable storage.

Whether you are a first-time buyer looking to step onto the property ladder, an investor seeking an income opportunity, or someone searching for a blank canvas to shape into a long-term home, this well-positioned property combines space, flexibility and potential in a popular residential setting.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

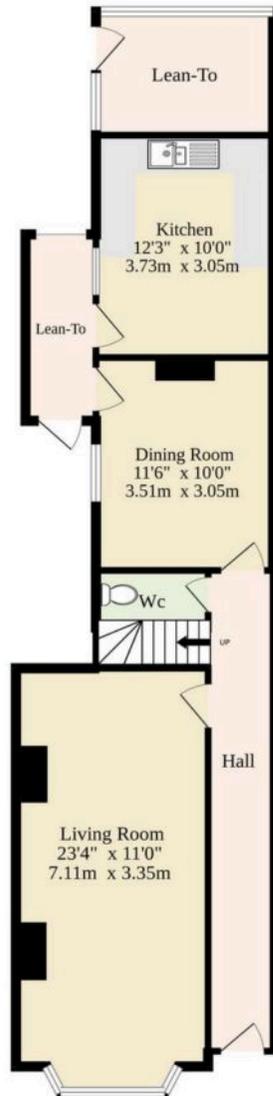
Boiler: Installed 18 months ago, under warranty.

Brand-new water metre.

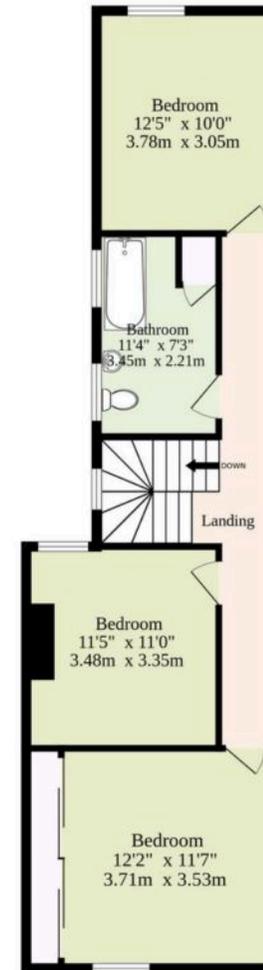


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Ground Floor  
917 sq.ft. (85.2 sq.m.) approx.



1st Floor  
581 sq.ft. (54.0 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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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