



16a North Parade, Gunton, Lowestoft

Lowestoft



Minors & Brady

16a North Parade, Gunton

Lowestoft

Set on the sought-after North Parade, this Victorian second-floor flat offers a bright and adaptable home with direct views over Denes Oval and the coastline. High ceilings, sash windows, and decorative fireplaces highlight the property's period character, while the living spaces are arranged to suit modern life, with a welcoming living room, fitted kitchen/breakfast area, and a comfortable double bedroom. With a private entrance, practical storage, and a classic bathroom, the flat presents a versatile option for first-time buyers, those relocating to the coast, a holiday home, or an investment. Within easy reach of the promenade, local cafés, and independent shops, it offers the charm of coastal living alongside convenience and everyday lifestyle appeal.

Agents Notes

We understand the property is leasehold, with a share of the freehold.

980 years left on the lease.

Connected to mains water, electricity, gas and drainage.

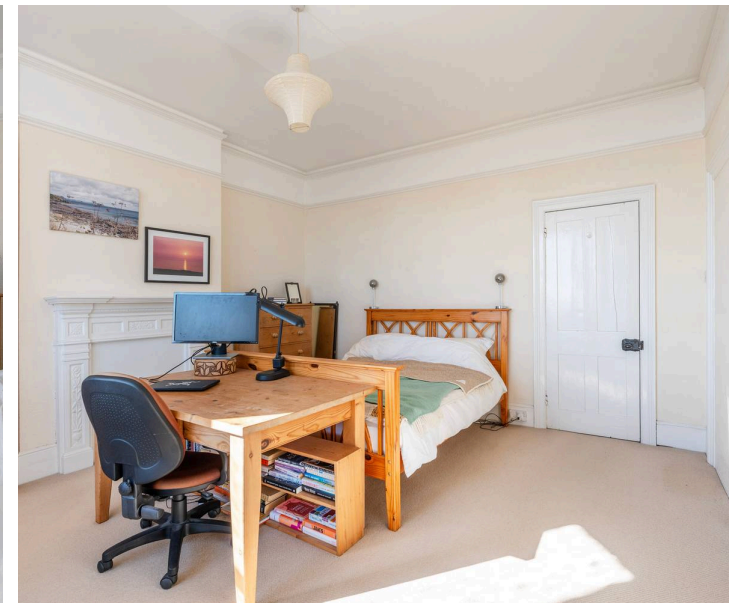
Gas combi boiler.



16a North Parade, Gunton

Lowestoft

- Victorian second-floor flat located on the sought-after North Parade, offering direct views of the scenic coastline
- Suitable choice for first-time buyers, those looking to relocate to the coast, a coastal holiday home or an investment purchase
- Bright and airy interior that can easily adapt to your preferences and style
- Retains the properties original character features of high ceilings, Sash windows and decorative fireplaces
- Comfortable living room accentuated by a fireplace and a large bay-window, filling the space in an abundance of natural light
- Kitchen/breakfast room fitted with units, an integrated oven, space for your appliances, plumbing for a washing machine and space for a small table
- Double bedroom with a bay-window overlooking denes oval and the sea, offering comfort and privacy
- Bathroom comprising of a classic three-piece suite
- Easy access to a wide range of amenities, including shops, schools and transport links



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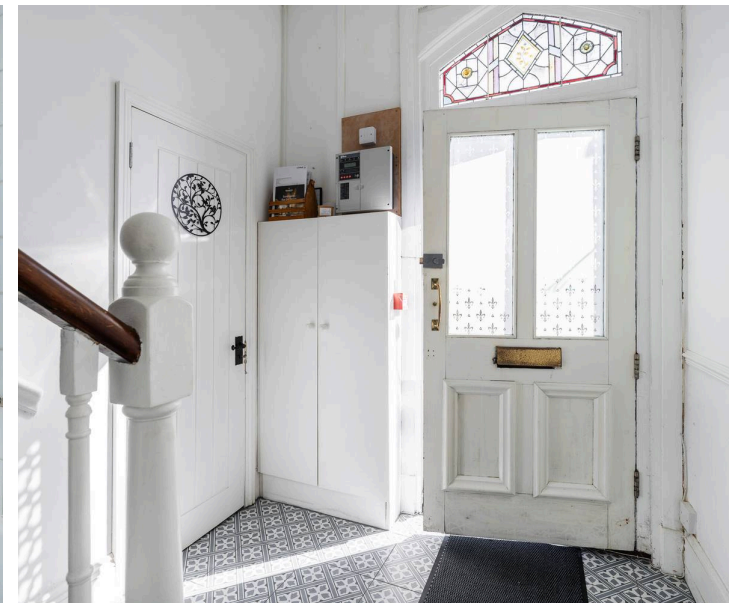
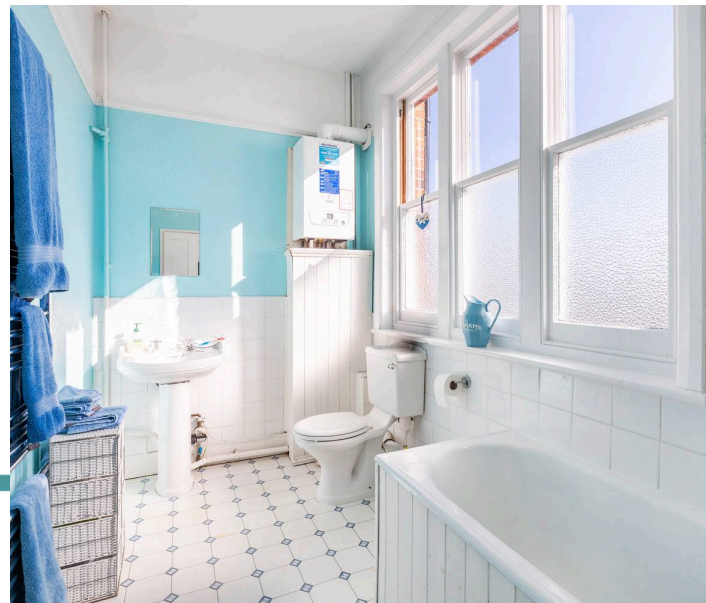
Gunton

North Parade is situated in Gunton, a northern suburb of Lowestoft, offering a quiet and settled area with proximity to open green spaces, including local parks and walking paths that connect to the broader Gunton woodlands and the coastline. The street itself is lined with mature trees and modest front gardens, contributing to a family-friendly atmosphere.

Local amenities are within easy reach. Convenience stores such as small independent grocers, a newsagent, and takeaways are found nearby, while the town centre is a short drive or bus ride away for larger supermarkets, banks, and retail options. Cafés and local eateries provide casual meeting spots without needing to travel far.

Families in the area have access to several schools: Poplars Community Primary School and St Margaret's Primary Academy serve younger children, while Ormiston Denes Academy caters to secondary education. For those with particular interests in music or arts, the Benjamin Britten Academy offers specialized programs and is easily accessible from North Parade.

Transport links are straightforward. Local bus services connect Gunton with the centre of Lowestoft and surrounding areas, while Lowestoft railway station is just over a mile away, providing routes to Norwich and further afield. The nearby A47 and A12 roads allow convenient car travel to the coast, Broads, and Norfolk towns.



M&B

16a North Parade, Gunton

Lowestoft

This Victorian second-floor flat on the sought-after North Parade offers direct views of the scenic coastline, providing a daily reminder of life by the sea. Suitable for first-time buyers, those looking to relocate to the coast, a coastal holiday home, or an investment purchase, the property features bright and airy interiors that can be easily adapted to personal style. Its period character is apparent throughout, with high ceilings, sash windows, and decorative fireplaces creating a sense of elegance and charm.

A communal entrance hall leads to the flat's private entrance, which includes practical storage for coats, shoes, and everyday items. The living room benefits from a large bay window that fills the space with natural light, highlighting the fireplace and creating a comfortable area for both relaxation and socialising.

The kitchen/breakfast room is fitted with units and an integrated oven, while providing space for appliances, plumbing for a washing machine, and room for a small table. A large storage cupboard adds extra convenience.

The double bedroom features its own bay window with views over Denes Oval and the sea, offering comfort and privacy while maintaining the property's period style. The bathroom is fitted with a classic three-piece suite, delivering straightforward functionality.

With its generous natural light, period features, and coastal views, this Victorian flat offers a stylish and practical home. Its layout and character provide a blank canvas for personalisation, allowing the new owner to make it their own while enjoying one of the area's most sought-after addresses.

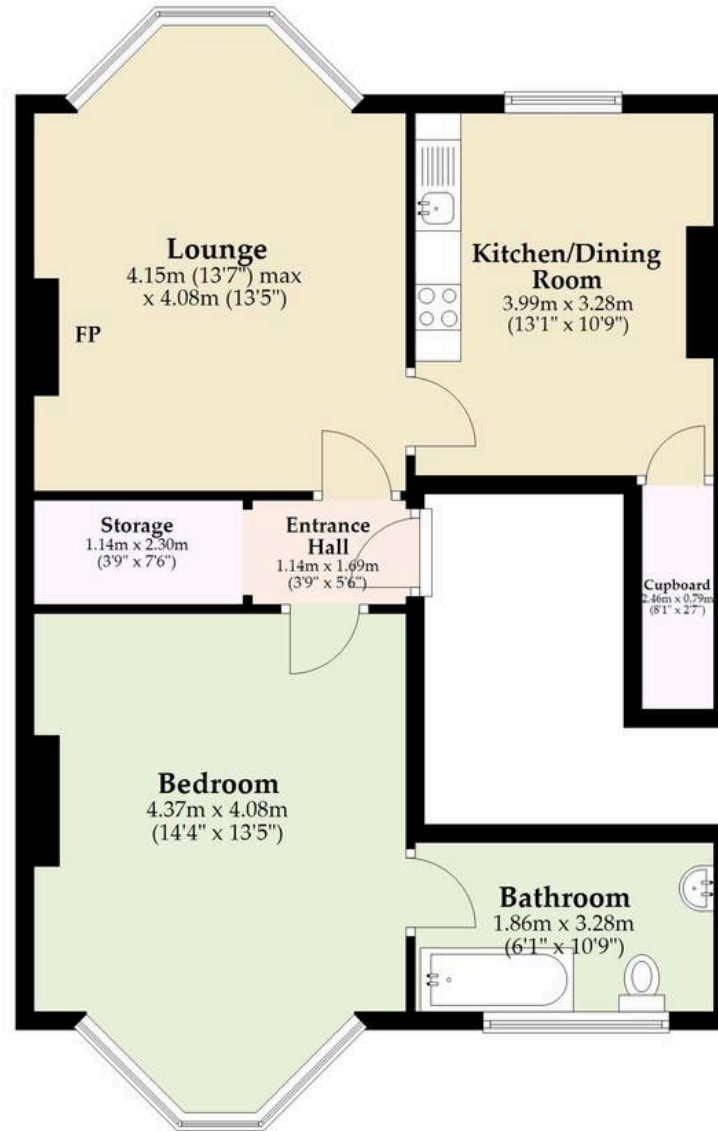


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

M&B

Second Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



Total area: approx. 63.0 sq. metres (678.0 sq. feet)

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.

Plan produced using PlanUp.

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 oultonbroad@minorsandbrady.co.uk

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

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