



35 Broadlands Park and Marine, Lowestoft

Lowestoft



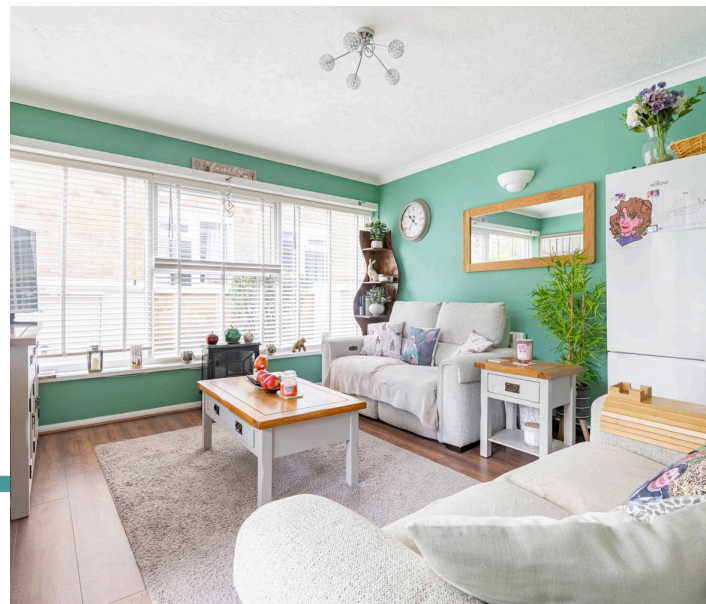
Minors & Brady

35 Broadlands Park and Marine

Lowestoft

Set within the popular Broadlands Park and Marine development in Lowestoft, this well-presented chalet bungalow offers comfortable single-level living with the added benefit of 12-month occupancy. Enjoying attractive marina views and access to excellent on-site facilities, including a swimming pool and restaurant, the property is ideal for those seeking a low-maintenance home in a convenient coastal setting.

With local shops, amenities, and the nearby coastline all within easy reach, this is a practical and appealing opportunity for a range of buyers.



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- Well-presented chalet bungalow with 12-month occupancy in the popular Broadlands Park and Marine development
- Spacious lounge/dining room with pleasant marina views and plenty of natural light
- Recently updated kitchen with modern fittings and practical storage
- Generous double bedroom with built-in cupboard for convenient storage
- Bathroom fitted with a functional and well-maintained suite
- Recently improved bedroom and kitchen, offering a fresh and ready-to-move-into feel
- Excellent on-site amenities including a swimming pool and restaurant
- Convenient location close to local shops, everyday amenities, and the nearby coastline



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Location

Located within Broadlands Park and Marine in Lowestoft, this property enjoys a peaceful coastal setting with convenient access to both local amenities and the Suffolk coastline. The area is well placed for nearby shops, supermarkets, healthcare services, and leisure facilities, while Lowestoft town centre offers a wider range of retail, dining, and transport options. The nearby coastline provides easy access to sandy beaches, coastal walks, and open green spaces, making it ideal for enjoying the outdoors.

Lowestoft also benefits from regular rail links to Norwich and good road connections to surrounding towns and villages. With the Norfolk Broads and the coast both within easy reach, this location offers a practical lifestyle in a well-connected seaside town.

Broadlands Park and Marine

Stepping inside, the property opens into a bright and spacious lounge/dining room, creating a welcoming main living area with plenty of space for both relaxing and entertaining. Large windows allow natural light to fill the room while also making the most of the pleasant marina outlook, giving the space a calm and open feel.



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The kitchen has been recently updated and offers a modern finish with a practical layout, fitted units, and useful worktop space for everyday use. Designed to be both functional and easy to maintain, it provides a fresh and stylish area for cooking and day-to-day living.

The bedroom is a generous double room and has also been recently improved, creating a comfortable and well-presented retreat. A built-in cupboard provides useful storage, helping to maximise the available space while keeping the room neat and practical. The bathroom is fitted with a functional and well-maintained suite, completing the internal accommodation.

Externally, the surrounding park offers a well-kept environment with access to the marina and a range of leisure facilities on site. The combination of location, presentation, and year-round occupancy makes this a strong option for buyers looking for a coastal home with convenience and lifestyle appeal.

Agents Notes

Leasehold, with 116 years remaining on the lease. Connected to mains water, electricity and drainage.

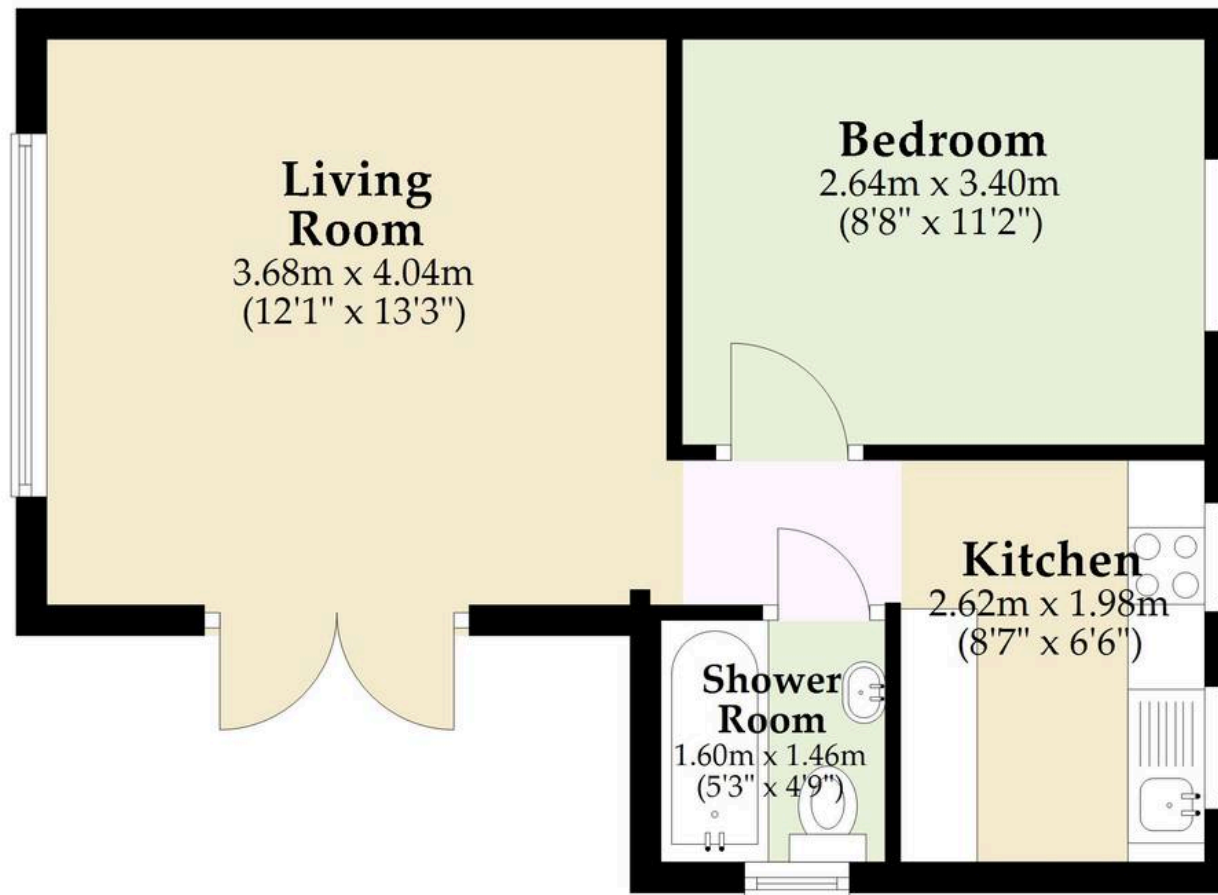
Ground rent - £5,625 p/a. Maintenance fee - £1,973 p/a. Both have been paid up to January 2027

Council tax band - A



Ground Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 33.7 sq. metres (363.2 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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