

56 Beaconsfield Road, Lowestoft

Minors & Brady

56 Beaconsfield Road

Lowestoft

Positioned within the ever-popular coastal town of Lowestoft, this well-presented mid-terrace residence provides a versatile layout perfectly suited to first-time buyers, families and investors. Bright and welcoming throughout, the accommodation includes a spacious bay-fronted living room, separate dining room, flexible breakfast room, kitchen, utility room and ground-floor shower room, alongside three well-proportioned bedrooms and a family bathroom. Outside, an enclosed courtyard garden with established planting and rear access completes the package, all within easy reach of local amenities, schools, transport links and the Suffolk coastline.

The Location

Beaconsfield Road enjoys a convenient position within Lowestoft, Britain's most easterly town, offering residents easy access to both the coastline and the everyday amenities that make the town such a practical place to live. Its established residential character, combined with proximity to the town centre and seafront, creates a setting that balances convenience with a relaxed pace of life.

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Day-to-day amenities are readily available, with a choice of supermarkets including Tesco, Morrisons, Aldi and Asda located across the town. The nearby town centre offers a mix of national retailers, independent shops, cafés and restaurants, while the North Quay Retail Park and other retail destinations provide further shopping opportunities. Healthcare provision is well served through local GP practices, dental surgeries and the James Paget University Hospital in neighbouring Gorleston. Residents also benefit from a range of leisure facilities, including fitness centres, swimming pools, sports clubs and community amenities that cater for a variety of interests and age groups.

Schools within the wider area include Northfield St Nicholas Primary Academy, Roman Hill Primary School and East Point Academy, while further education opportunities are available through East Coast College. The combination of schooling options and local amenities helps make the area attractive for those seeking a long-term family base within easy reach of daily necessities.

The A12 and A47 provide road links to Norwich, Great Yarmouth and the wider region, supporting both business and leisure travel. Lowestoft railway station offers direct services to Norwich, connecting onward to London Liverpool Street and other major destinations. Regular bus services operate throughout the town and surrounding villages, making local travel straightforward without reliance on a car.

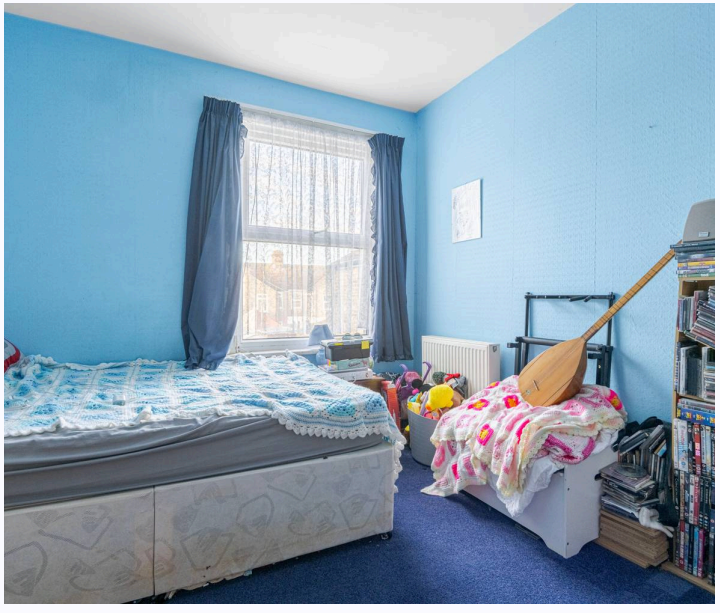
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The property is approached via a traditional frontage, with the attractive bay window providing an immediate indication of the character found within. Stepping inside, a bright and airy entrance hall creates a welcoming first impression, introducing the accommodation and setting the tone for the space beyond.

Situated at the front of the property is the principal reception room, a charming living room centred around a traditional feature fireplace. A large bay window floods the room with natural light throughout the day, enhancing the sense of space and creating a comfortable environment for relaxation.

Continuing through the home, the formal dining room offers an excellent secondary reception space. Also benefiting from a feature fireplace, this room lends itself perfectly to family meals, entertaining guests and special occasions. Its central position within the ground floor creates a natural flow between the principal living areas, ensuring the accommodation functions effortlessly for both everyday routines and larger gatherings.

Beyond the dining room lies a flexible breakfast room, providing additional living and dining potential. This versatile area forms an important link between the reception rooms and kitchen, offering space for informal dining, morning coffee or a home-working area if required.

The kitchen is fitted with a range of cabinetry, a sink and drainer unit, and designated spaces for essential appliances, it provides everything needed for day-to-day cooking and household requirements. Its connection to the breakfast room ensures those preparing meals remain connected to family life and visiting guests.

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Complementing the ground floor accommodation is a useful utility room, providing valuable additional storage and laundry facilities. Adjacent to this is a convenient shower room, fitted with a three-piece suite, enhancing the practicality of the home and offering flexibility for busy households.

Ascending to the first floor, the landing provides access to all remaining accommodation. The property benefits from three well-proportioned bedrooms, each offering versatility to suit a variety of needs. The principal bedroom is particularly impressive, featuring a bay window that enhances both the character and natural light within the room.

The remaining bedrooms are equally adaptable and can accommodate family members, guests, hobby rooms or home-working requirements, ensuring the property can adapt to changing needs over time. Each room enjoys a pleasant outlook and contributes to the home's well-balanced arrangement.

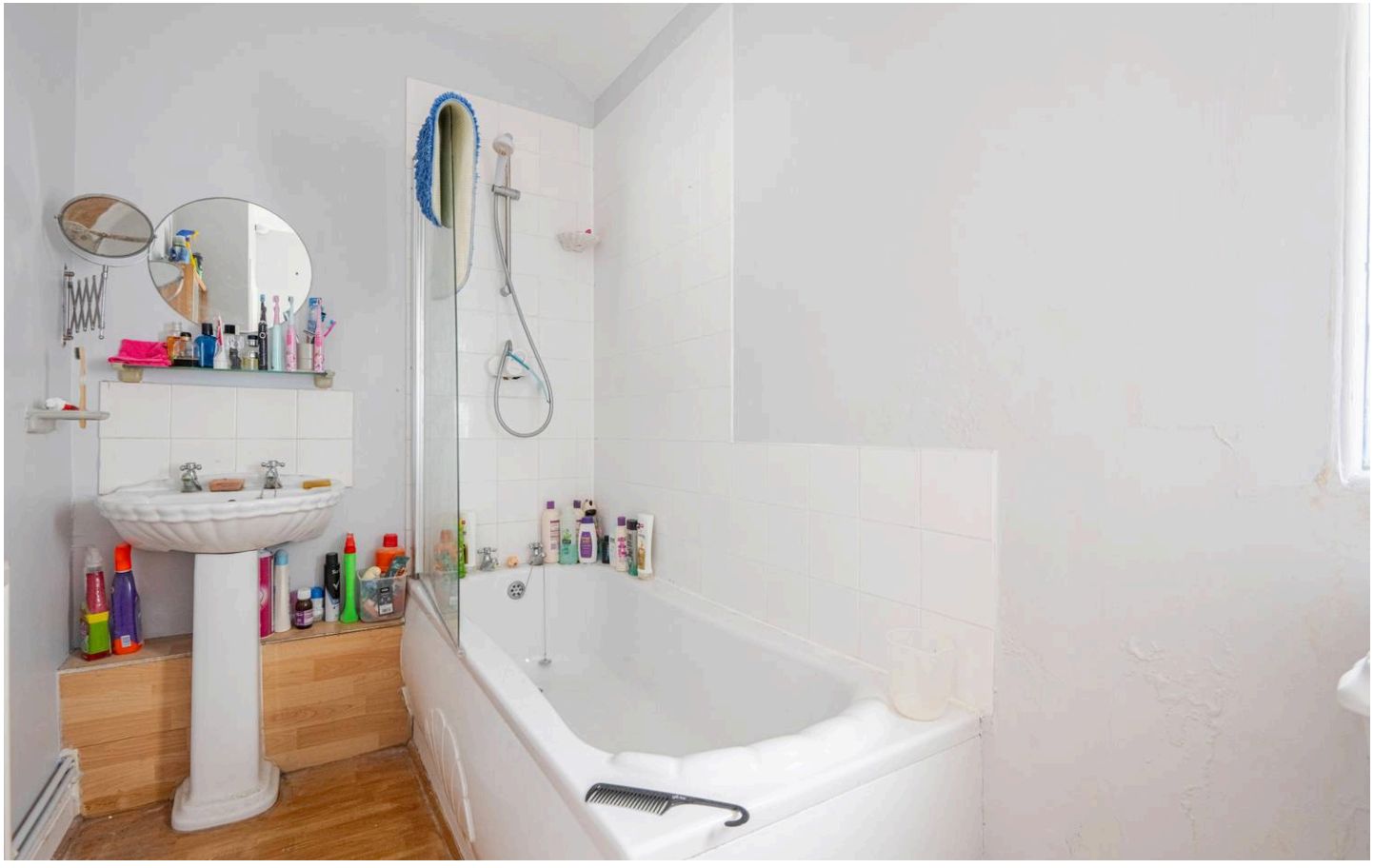
Serving the first-floor accommodation is a family bathroom fitted with a three-piece suite. Practical and well-positioned, it comfortably serves the needs of both residents and guests.

Outside, the property continues to impress with an enclosed courtyard garden designed for ease of maintenance. Predominantly paved and enhanced by established planting, the outdoor space offers an attractive setting for outdoor seating, container gardening or simply enjoying time outside during the warmer months. A rear gate provides convenient access and further enhances the functionality of the space.

Agent's Note

This property will be sold freehold.

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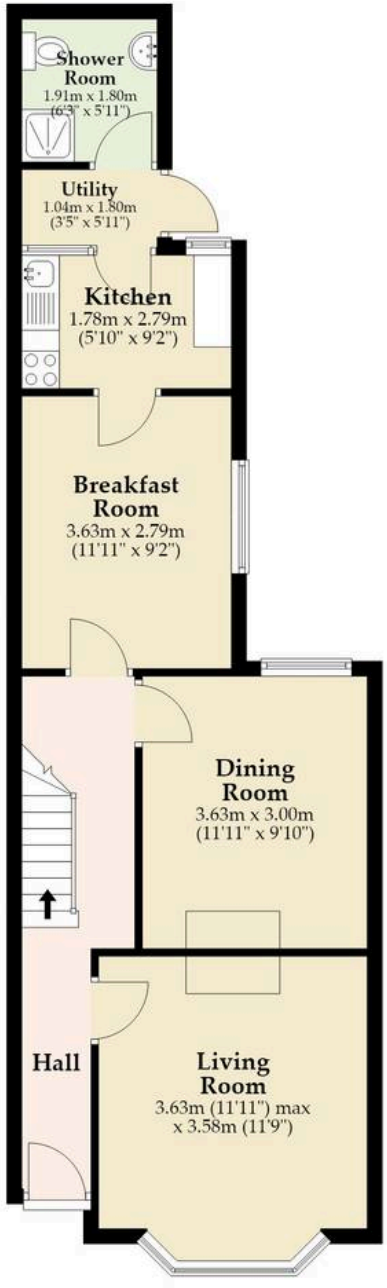






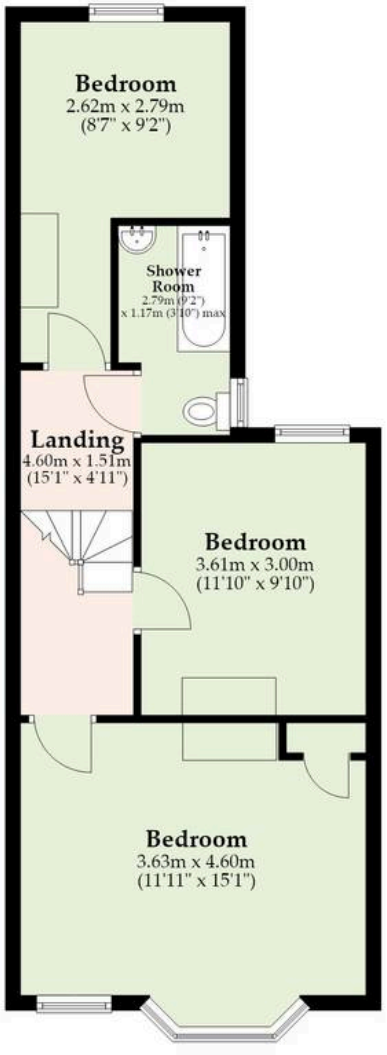
Ground Floor

Approx. 55.0 sq. metres (592.3 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 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.
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