



30B Suffolk Road

With Sea views, Lowestoft, NR32 1DZ

Asking Price £145,000



# 30B Suffolk Road

Lowestoft, NR32 1DZ

\*\*\* STUNNING SEA AND RIVER VIEWS \*\*\* Aldreds are delighted to offer this stunning first floor apartment which provides some of the best sea and dockland views within Suffolk and Norfolk. This stunning property has been fitted and decorated to a good standard throughout and offers spacious accommodation including a large lounge/diner with study area spacious kitchen/diner, shower room, three generous sized bedrooms and benefits from central heating and uPVC double glazed sash windows. Within a very short walk there is the award winning south Lowestoft beach along with the railway station and Lowestoft town centre. This apartment would be ideal as a family home, holiday investment or second home. It really is one to be seen with quite simply beautiful water views.

## Basement

Storage room housing meters.

## Shared Entrance Hall

Entrance lift to all floors, Lift leads directly into private hallway.

## Private Hallway

Laminate flooring, flat plastered and coved ceiling, radiator, power points.

## Lounge

15'5" x 16'0" (4.70 x 4.89)

Laminate flooring, large aspect sealed unit double glazed sash style window with panoramic views over the harbour, sea, river and docks. power points, radiators, modern living flame electric fire, T.V point.

## Open Plan Office/Dining Area

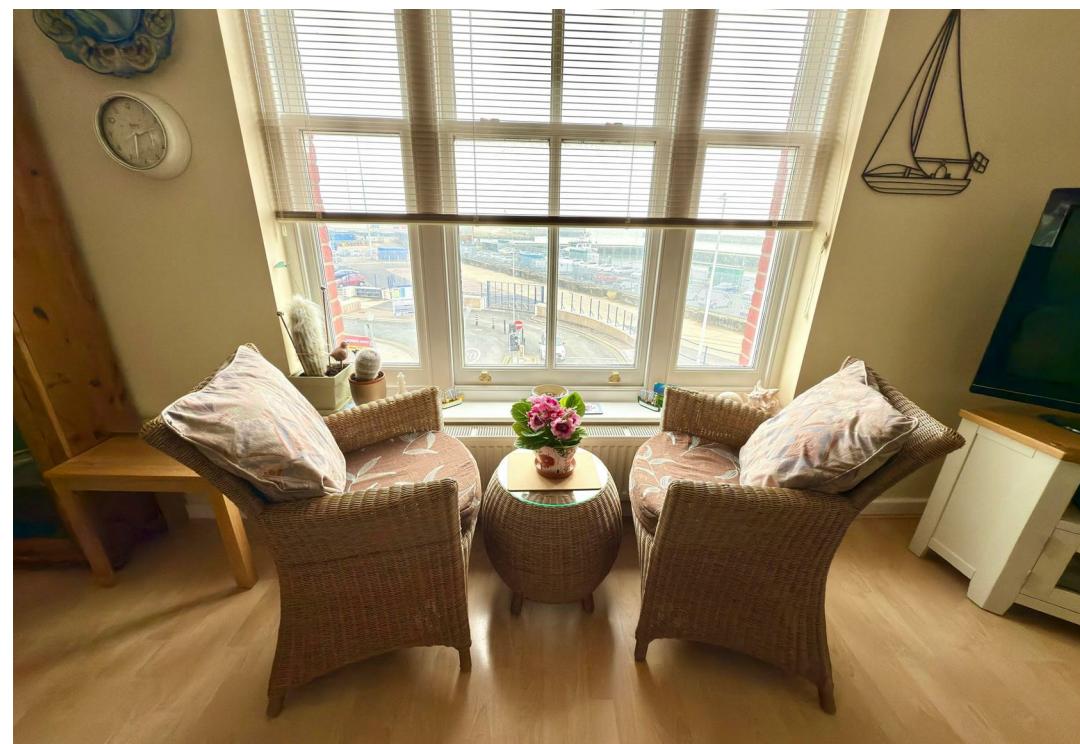
4'7" x 7'8" (1.4 x 2.36)

Laminate flooring, sealed unit double glazed sash style window, radiator, power points, T.V point, telephone socket.

## Kitchen/Diner

12'10" x 12'1" (3.92 x 3.69)

Vinyl flooring, modern fitted kitchen with a range of modern fitted appliances including dishwasher, washing machine, fridge/freezer, integral Neff electric oven with matching four burner ceramic hob, stainless steel extraction cooker hood, tiled splash backs, ample space for dining table and chairs, radiator, further full length cupboard housing the electric consumer unit, large aspect sealed unit double glazed sash style window providing views of the sea, river and docklands.





#### Shower Room

Timber effect vinyl flooring, modern fitted shower suite comprising a double fully tiled shower cubicle enclosed by sliding glass screen doors, pedestal sink, low level W.C, full length heated towel rail, extractor fan, sealed unit double glazed window, part tiled walls.

#### Bedroom 1

12'8" x 9'10" (3.88 x 3.02)

Laminate flooring, flat plastered and coved ceiling, sealed unit double glazed sash style window, radiator, power points, full length fitted cupboard/wardrobe.

#### Bedroom 2

13'3" x 6'7" (4.06 x 2.01)

Laminate flooring, flat plastered and coved ceiling, power points, radiator, Upvc sash style window, telephone socket.

#### Bedroom 3

13'1" x 11'4" (4.01 x 3.47)

Laminate flooring, flat plastered and coved ceiling, power points, radiator, T.V point.

#### Outside

There is a communal bin area and also a parking area providing off road parking.

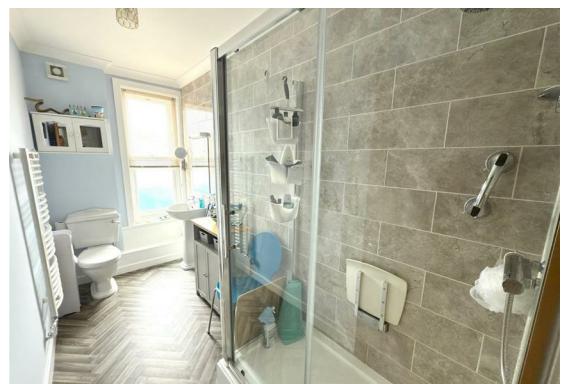
#### Outgoings And Lease/Freehold

20% Share Of The Freehold

Service Charge £1850 Per Annum ( Approx )

Council Tax Band - A

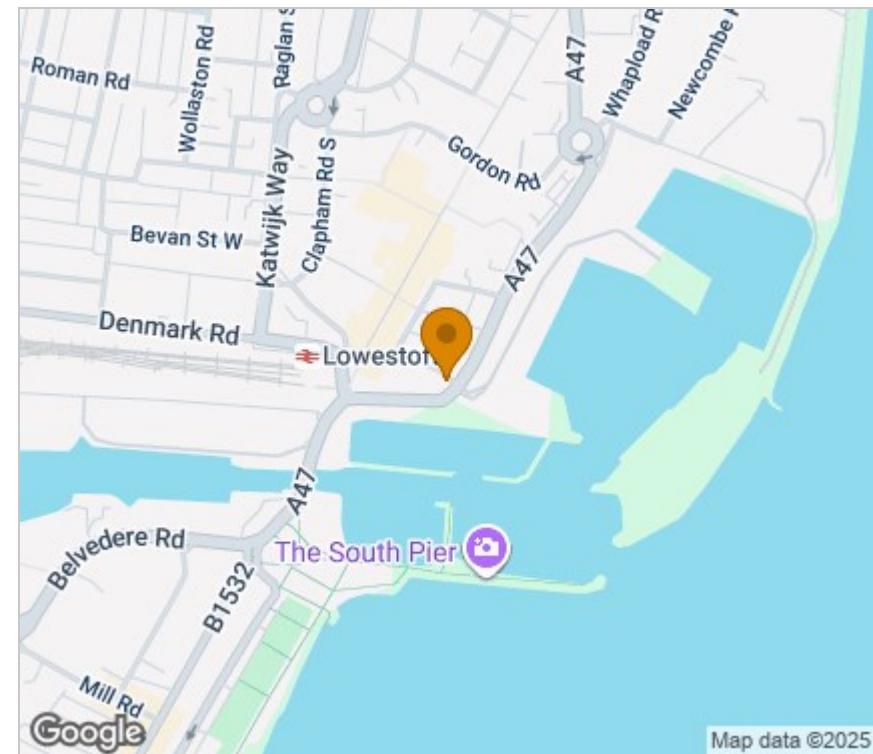
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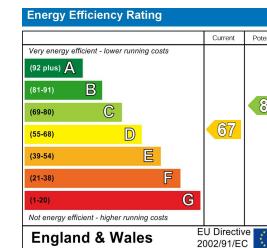
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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