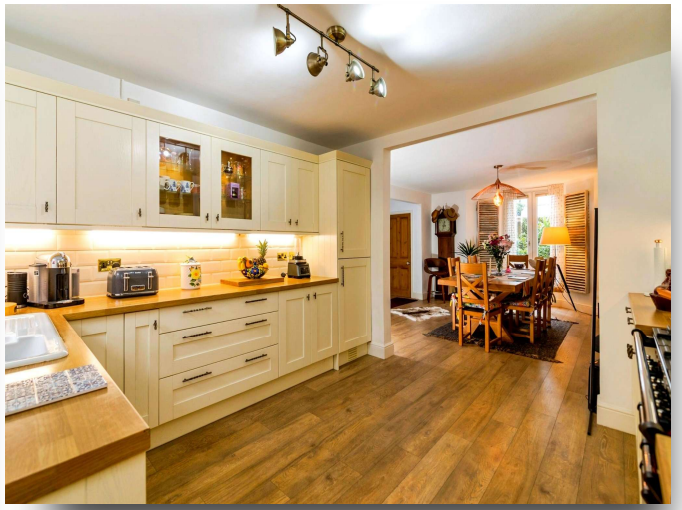




**Marine Parade,LOWESTOFT NR33 0QL**

william h brown

*welcome to*

# Marine Parade, LOWESTOFT

A magnificent, characteristic three-bedroom home located just a stone's throw from Lowestoft's stunning coastline, brimming with high-quality finishes and four storey living, featuring sea views throughout.

**Entrance Porch**
Coir matted Entrance. Door to Front Aspect.

**Entrance Hall**
Carpeted flooring. Double Glazed Sash Window To Rear Aspect. Radiator.

**Lounge**
Carpeted Flooring. Radiator. Double Glazed Sash Bay Windows To Front Aspect. Gas Fireplace. Access to Study

**Study**
Carpeted Flooring. Double Glazed Sash Window To Rear Aspect. Radiator.

**Cloakroom**
Wood Laminate Flooring. WC. Washhand Basin. Double Glazed Window To Rear Aspect

**Kitchen**
Wood Laminate Flooring. Integrated Fridge/Freezer. Integrated Dishwasher. Duel Fire Oven. Fitted Wall And Base Cupboards With Soft Closing Draws. Double Glazed Sash Window To Rear Aspect.

**Dining Room**
Wood Laminate Flooring, Double Glazed French Door to Front Aspect. Built in Cupboard. Gas Fireplace.

**Utility Room**
Wood Laminate Flooring. Radiator. Double Glazed Window To Side Aspect

**Landing**
Carpeted Flooring. Double Glazed Sash Window To Rear Aspect. Radiator

**Bedroom 1**
Carpeted Flooring. Double Glazed Sash Window to Front Aspect. Radiator

**Ensuite**
Vinyl Flooring. Radiator. Double Glazed Sash Windows to Rear Aspect. Wash-hand Basin. WC. Free-standing Bathtub. Walk-in Shower

**Bedroom 2**
Carpeted flooring. Double Glazed Window to Rear Aspect. Radiator.

**Bathroom**
Vinyl Flooring. WC. Wash-hand Basin. Walk-in Shower. Free-standing Bathtub. Radiator. Double Glazed Sash Window to Front Aspect.

**Bedroom 3**
Carpeted Flooring. Double Glazed Sash Window to Rear Aspect. Radiator.

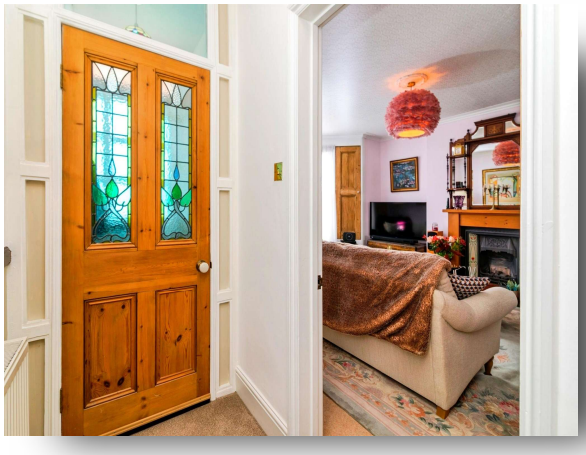
**Agents Note**
Please note this property is under a Flying Freehold. For more information, please call the branch.

**Double Garage**
Electric up and over door.

**Agents Note (2)**
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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*welcome to*

# Marine Parade, LOWESTOFT

- Gorgeous character features including original Victorian pine shutters, sash windows, and cast-iron fireplaces
- Metres away from the coastline with an easy route of access from the property, with sea views prevalent throughout
- Private west-facing brick walled rear garden, focused on capturing a tasteful Mediterranean feel throughout
- Personal study / home office designed for an open, attractive space to work from in peace
- Large driveway paired with brick-built double garage and rear access to provide additional storage and ample off-road parking for two vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£475,000**




Total floor area 180.7 m² (1,945 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LOW109903 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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