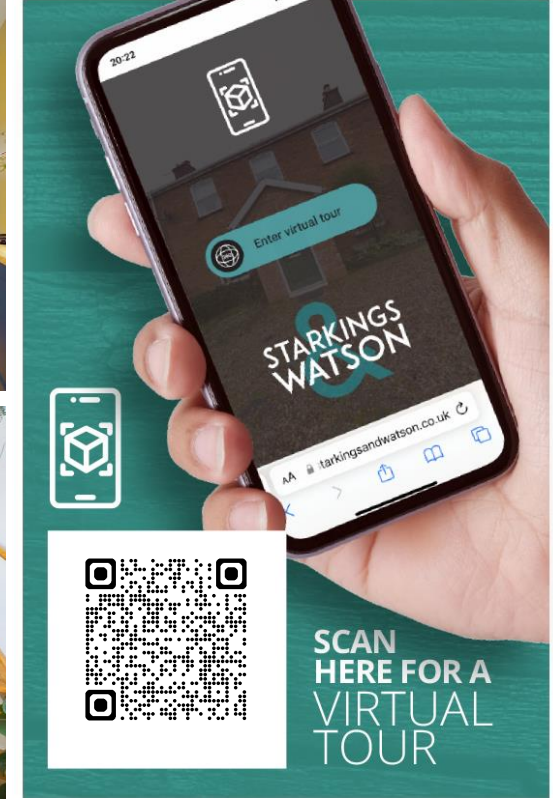


HIGH STREET Lowestoft NR32 1HY

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Mid Terrace Town House
- Georgian Grade II Listed
- Town Centre Location With Sea Views
- Accommodation Over Four Floors
- Bespoke Kitchen & Unique Rear Extension
- Four Bedrooms & Shower Room
- Private Tiered Rear Gardens
- Period Features & Gas Central Heating

IN SUMMARY

Located within the heart of town is this GRADE II LISTED GEORGIAN TOWN HOUSE. The house offers 4 floors of versatile living presented in EXCELLENT CONDITION with period features in abundance & a WONDERFUL contrast of MODERN DESIGN with a UNIQUE REAR EXTENSION and FAR REACHING SEA VIEWS. Internally the accommodation comprises a hallway with sitting room to the front. There is a BESPOKE FITTED KITCHEN beyond and an EXTRAORDINARY open-plan EXTENSION beyond used currently as a dining room with the sea views beyond. There is also a w/c on this level. Heading up to the upper floors you will find THREE or FOUR BEDROOMS depending on configuration as well as shower room. You will find period features, original sash windows, fireplaces and GAS CENTRAL HEATING. Externally there are magical tiered rear gardens stretching further than you might expect. .

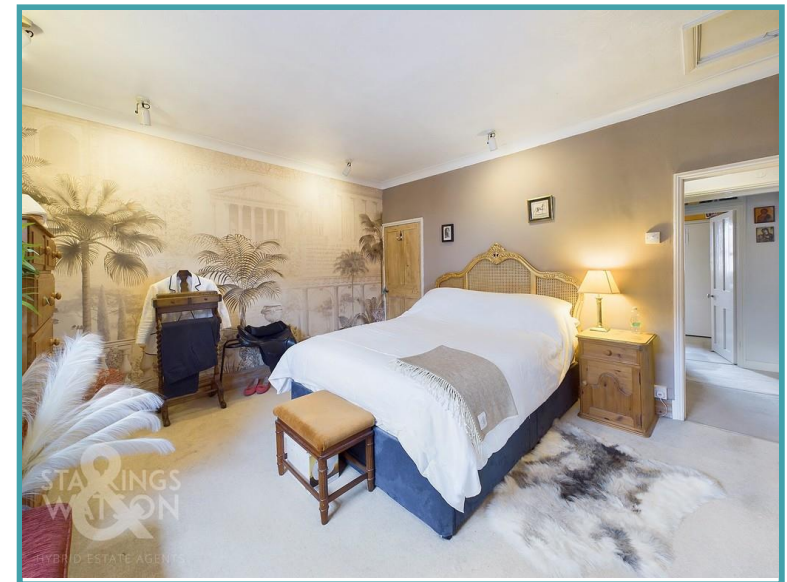
SETTING THE SCENE

The property is approached from the roadside with main entrance door to the front with on road parking

on the street.

THE GRAND TOUR

Entering via the main entrance hallway there is a staircase to the first floor landing with access to the sitting room and kitchen beyond. The sitting room to the right is a cosy period room with features to include a feature fireplace, high ceilings, cornicing and original windows with shutters. The kitchen beyond offers a bespoke fitted kitchen with a range of units with wooden worktops over and Butler style sink. There is a central island unit with breakfast bar area, integrated dishwasher and fridge as well as free standing range oven with gas hob over as well as walk in pantry cupboard. Heading down a level off the kitchen is the impressive extension currently used as a dining room but with the potential to be used in a number of ways. The extension offers a completely different modern feel to the rest of house with far reaching sea views beyond. There is also a door opening onto the garden. You will find an under stairs cupboard and a w/c to the rear. heading up to the first floor level there is then access to the second floor landing as well as a double bedroom to the front with built in wardrobe and high ceilings with sash window. To the rear there is another double bedroom currently used as a reception room as it benefits from the sea views to the rear. Heading up to the top floor you will find the main double bedroom to the front with fitted wardrobes as well as separate shower room and the fourth bedroom to the rear currently used as an office with fitted cupboards.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



THE GREAT OUTDOORS

To the rear leading from the extension is an exceptional and unexpected tiered rear garden with an enclosed courtyard with a decked terrace also. You will find an abundance of mature plants, flowers and shrubs with steps taking you down to an enchanting private mature space beyond the visible walled boundary to the rear. The plot runs all the way down to the road.

OUT & ABOUT

Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

FIND US

Postcode : NR32 1HY

What3Words : ///unable.grass.turned

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised that the property is Grade II Listed. The rear garden is split on two separate titles with the large section beyond the visible boundary forming the separate title.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m
1282.52 ft²
119.15 m²
Reduced headroom
20.13 ft²
1.87 m²

Floor 3



Floor 2



Floor 1



Ground Floor

