



Wellington Esplanade, Lowestoft NR33 0QQ

welcome to

Wellington Esplanade, Lowestoft

William H Brown Lowestoft are thrilled to present this exciting investment opportunity to own the Freehold of these Five flats on Wellington Esplanade, already sold with tenants in situ! The property is located just a stone's throw from Lowestoft's award-winning beaches.

Accommodation Externally

Communal area leading to all flats access with front and rear communal garden. Communal parking to the Rear aspect.

Flat 1

EPC D - Council Tax Band: A

Entrance Hall

Large Built in Storage Cupboard, Laminate wood effect flooring.

Lounge/ Living Area

10' x 13' 10" (3.05m x 4.22m)

Double glazed Bay window to Front aspect, Built in storage, Electric radiator, Carpet flooring.

Kitchen

14' 2" x 7' 8" (4.32m x 2.34m)

Double glazed window to Rear, Partially tiled walls, Fitted Kitchen units and Work surfaces, Sink and drainer unit, Space for Cooker and Fridge Freezer, Plumbing for washing machine, Electric radiator, Laminate wood effect flooring.

Bathroom

Partially tiled walls, WC, Wash hand basin, Extractor fan, Walk in Shower, Laminate wood effect flooring.

Flat 2

EPC C - Council Tax Band: A

Entrance Hall

Access to Kitchen, Storage space, Carpet flooring.

Lounge/ Living Room

16' 5" x 13' 10" (5.00m x 4.22m)

Double glazed Bay window to Front aspect, Sea

views, Built in storage, Power points, Carpet flooring.

Kitchen

10' 3" x 8' 11" (3.12m x 2.72m)

Double glazed window to Rear aspect, Partially tiled walls, Fitted units and work surfaces, Sink and drainer unit, Space for Cooker and 50/50 Fridge Freezer unit, Lino tile effect flooring.

Bathroom

Partially tiled walls, WC, Wash hand basin, Shower cubicle, Extractor fan, Lino flooring.

Flat 3

EPC Rating: C - Council Tax Band: C

Entrance Hall

Access to Lounge, Kitchen, Bedroom 1 and Bathroom, Carpet flooring.

Lounge

16' 4" Plus Bay x 12' 1" (4.98m Plus Bay x 3.68m)

Bay window to Front aspect with Sea views, Electric radiator, Power points, Carpet flooring.

Kitchen

14' 3" x 9' 3" (4.34m x 2.82m)

Double glazed window to Rear aspect, Fitted Kitchen Units and work surfaces, Sink and drainer unit, Built in storage, Space for Cooker, Plumbing for washing machine, Space for 50/50 Fridge freezer unit, Lino flooring.

Bedroom 1

13' 1" x 7' 5" (3.99m x 2.26m)

Double glazed window to Front aspect, Electric radiator, Power points, Carpet flooring.

Bathroom





Partially tiled walls, WC, Wash hand basin, Shower cubicle, Extractor fan, Wood effect laminate flooring.

Flat 4

EPC Rating: C - Council Tax Band - A

Entrance Hall

Access to all Rooms; Lounge, Kitchen, Bedroom and Bathroom, Carpet flooring.

Lounge

16' 4" x 12' 7" (4.98m x 3.84m)
Double glazed window to Front aspect with Sea views, Built in storage, Electric Radiator, Power points, Carpet flooring.

Kitchen

14' 4" x 9' 4" (4.37m x 2.84m)
Double glazed window to Rear aspect, Partially tiled walls, Sink and drainer unit, Fitted Kitchen units and work surfaces, Space for cooker, Electric Radiator, Plumbing for washing machine, 50/50 Fridge freezer unit, Lino flooring.

Bedroom 1

12' 4" x 6' 11" (3.76m x 2.11m)
Double glazed window to Front aspect, Built in Wardrobe, Electric radiator, Power points, Carpet flooring.

Bathroom

Partially tiled walls, WC, Wash hand basin, Vanity unit, Shower cubicle, Lino flooring.

Flat 5

EPC Rating: E - Council Tax Band: A

Entrance Hall

Access to all rooms; Kitchen, Lounge, Kitchen, Bedroom and Bathroom, Carpeted stairs and landing flooring.

Lounge

16' 2" x 12' 7" (4.93m x 3.84m)
Double glazed window to Front aspect, Two electric radiators, Power points, Carpet flooring.

Kitchen

14' 3" x 9' (4.34m x 2.74m)
Double glazed window to Rear aspect, Partially tiled walls, Fitted Kitchen units with work surfaces, Sink and drainer unit, Plumbing for washing machine, Space for cooker, Space for 50/50 Fridge freezer space, Electric Radiator, Wood effect flooring.

Bedroom 1

Double glazed window to Front aspect, Storage Cupboard/ Wardrobe, Power points, Carpet flooring.

Bathroom

Partially tiled walls, WC, Wash hand basin, Shower cubicle, Radiator, Lino flooring.

Agents Note

The vendor is selling the Freehold title which is made up of 5 individual flats. The individual flats are not currently registered with land registry. Please make enquires with the branch and seek guidance in respect of any lending requirements. Your conveyancer can advise you on this type of purchase and timeframes involved.



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Wellington Esplanade, Lowestoft

- **Fantastic Investment Opportunity**
- Freehold Owner Of 5 Flats - Already Tenants In Situ
- Popular Seaside Location
- Communal Parking To The Rear
- All Council Tax Band A

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: A

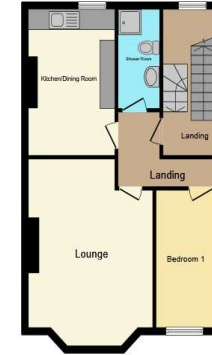
offers over
£390,000



Basement



Ground Floor



First Floor



Second Floor



Third Floor

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.focalagent.com

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Property Ref:
LOW109808 - 0005

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk