

HARDIMANS



279 London Road South
, Lowestoft, NR33 0DX
Guide Price £250,000

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279 London Road South, Lowestoft, Suffolk, NR33 0DX

Located on London Road South, Lowestoft, this substantial 3 storey property presents a remarkable investment opportunity. Currently configured as three spacious apartments, this house generates an impressive rental income of £1,650 per calendar month (£19,800 pa), making it an attractive prospect for both seasoned investors and those new to the property market.

The ground floor apartment boasts its own private garden, providing a delightful outdoor space, and each unit benefits from dedicated rear car parking, ensuring convenience for all residents.

Conveniently situated, residents can enjoy a day on the beach and even take in a swim if they want too. There is also a wide range of shops, bars and restaurants, making this an excellent location which not only enhances the living experience but also adds to the property's rental appeal.

In summary, this property on London Road South is a fantastic opportunity for those looking to invest in a versatile and well-located building. With its spacious apartments, private garden, and proximity to the beach, it is sure to provide an excellent long term investment.





ENTRANCE HALL

timber sash window to side aspect, vinyl flooring, door opening to flat 1 and stairs leading to flats 2 and 3.

FLAT 1 (GROUND FLOOR)

ENTRANCE HALL

door opening to communal hallway, carpet and vinyl flooring, doors opening to storage cupboard with gas combi boiler inside, under stairs storage cupboard, bedroom, sitting room, kitchen diner and upvc double glazed door to side aspect opening to garden.

SITTING ROOM

double glazed sash window to front aspect, carpet flooring, radiator, picture rail, gas fire.

BEDROOM

upvc double glazed window to rear aspect, carpet flooring, radiator, doors opening to built in wardrobes.

KITCHEN/DINER

upvc double glazed window to side aspect, vinyl flooring, part tiled walls, radiator, units above and below, gas oven, stainless steel sink with drainer, space for washing machine, tumble dryer and fridge freezer, door opening to rear hall.



REAR HALLWAY

vinyl flooring, door opening to bathroom.



BATHROOM

upvc double glazed window to side aspect, vinyl flooring, part tiled walls, wc, pedestal washbasin, bath with handheld shower attachment, radiator.



OUTSIDE

This flat comprises of an allocated garden to the rear which consists of a laid lawn garden with decked seating areas, paved walkway leading up to a door opening to an outhouse and timber garden gate opening up to an additional shared garden area.

FLAT 2 (SECOND FLOOR)

ENTRANCE HALL

carpet flooring, doors opening to lounge/diner, bathroom, bedrooms 1 and 2.



LOUNGE/DINER

double glazed sash window to front aspect, carpet flooring, gas fire, radiator, opening to kitchen.

KITCHEN

double glazed sash window to front aspect, vinyl flooring, part tiled walls, units with space below for a washing machine, stainless steel sink with drainer, electric oven, gas combi boiler.





BATHROOM

timber single glazed window to side aspect, part tiled walls, vinyl flooring, radiator, wc, pedestal washbasin, bath with handheld shower attachment.

BEDROOM 1

upvc double glazed window to rear aspect, carpet flooring, radiator.

BEDROOM 2

x2 upvc double glazed windows to rear and side aspect, carpet flooring, radiator.

OUTSIDE

This flat has an allocation of 1 off road parking space to the rear of the property and access to a shared shingle courtyard.

FLAT 3 (THIRD FLOOR)

ENTRANCE HALL

timber single glazed sash window to side aspect, carpet flooring, loft hatch, doors opening to storage cupboard, lounge/diner, bathroom and bedroom 1 and 2.

LOUNGE/DINER

double glazed sash window to front aspect, carpet flooring, gas fire, radiator, opening to kitchen.

KITCHEN

double glazed sash window to front aspect, vinyl flooring, part tiled walls, units with space below for a washing machine, stainless steel sink with drawer, gas combi boiler.

BATHROOM

timber single glazed window to side aspect, part tiled walls, vinyl flooring, radiator, wc, pedestal washbasin, bath with handheld shower attachment.

BEDROOM 1

upvc double glazed window to rear aspect, carpet flooring, radiator.



BEDROOM 2

x2 upvc double glazed windows to rear and side aspect, carpet flooring, radiator.

OUTSIDE

This flat has an allocation of 1 off road parking space to the rear of the property and access to a shared shingle courtyard.

TENURE

Freehold

COUNCIL TAX BAND

All the flats are band 'A'.

MATERIAL INFO

The flats have:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Ultrafast 10000mbps

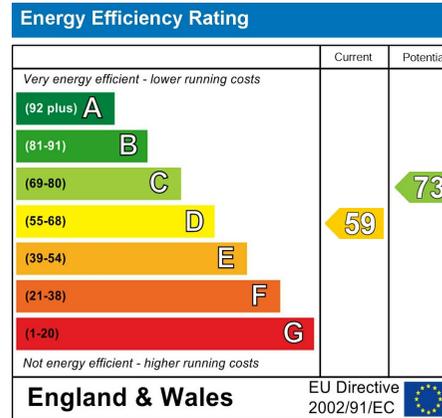
* Mobile: 02, EE, THREE, VODAFONE ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

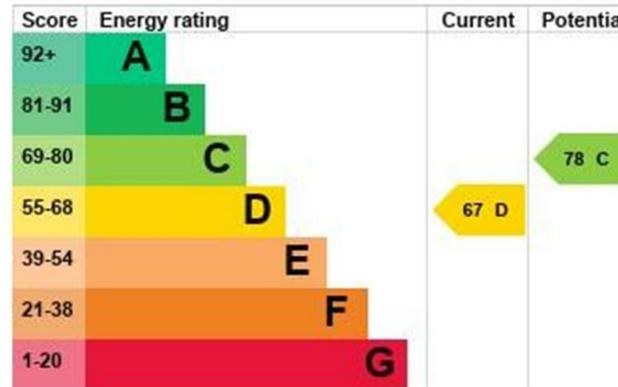
NOTE:

There is a general conservation area in Kirkley which 279 is part of, the tenancy agreement states no sub letting.

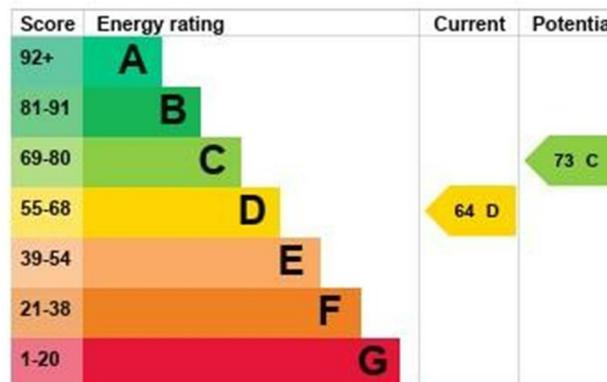
Energy Efficiency Graphs



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

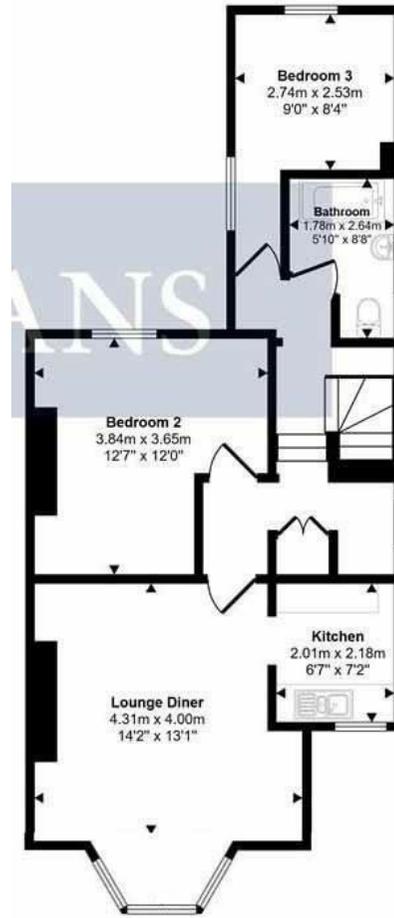
Floor Plans



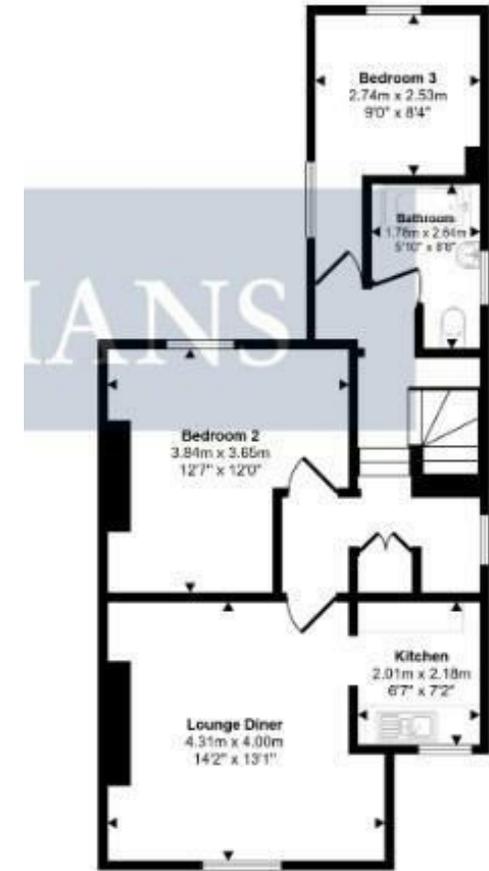
Ground Floor
Approx 65 sq m / 701 sq ft



First Floor
Approx 5 sq m / 58 sq ft

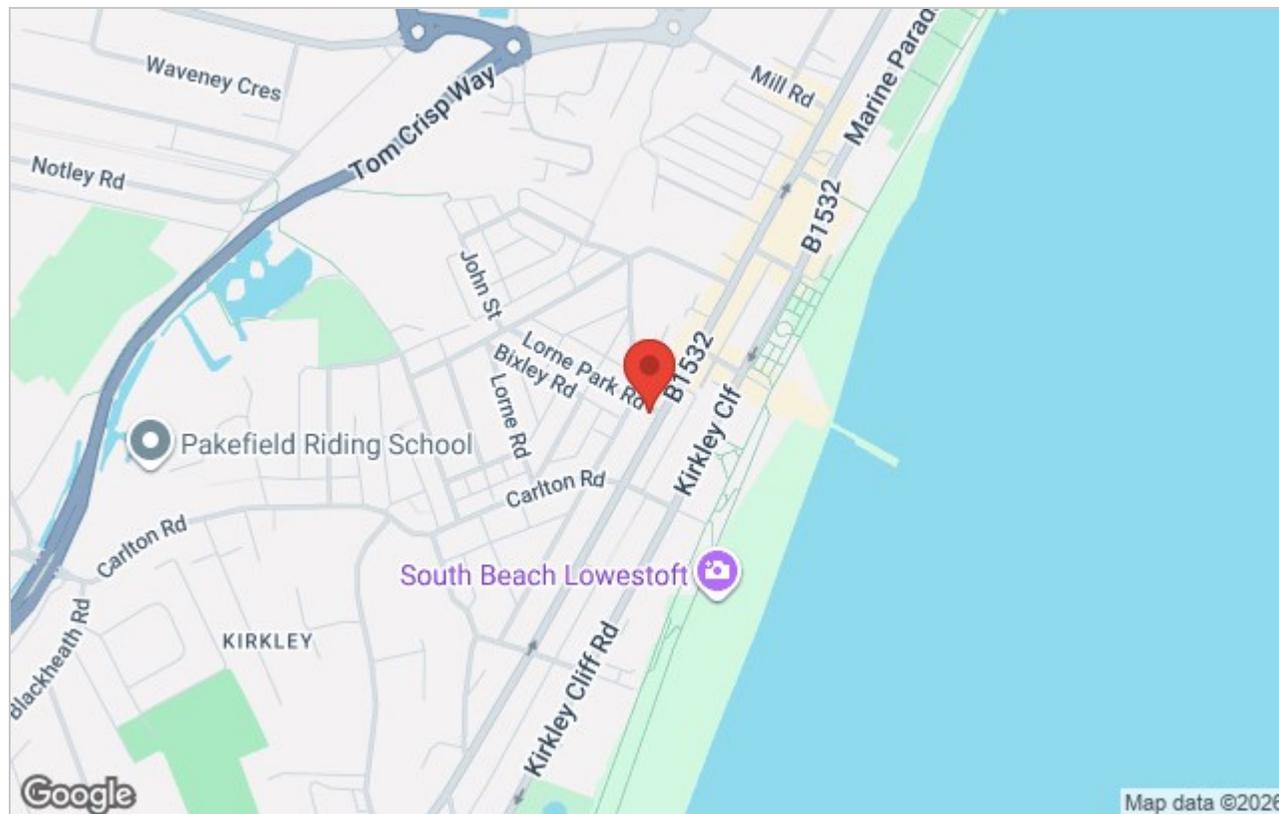


Second Floor



Third Floor

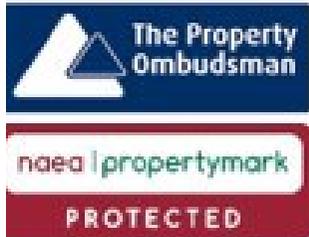
Area Map



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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