



58 Beaconsfield Road, Lowestoft

In Excess of £220,000

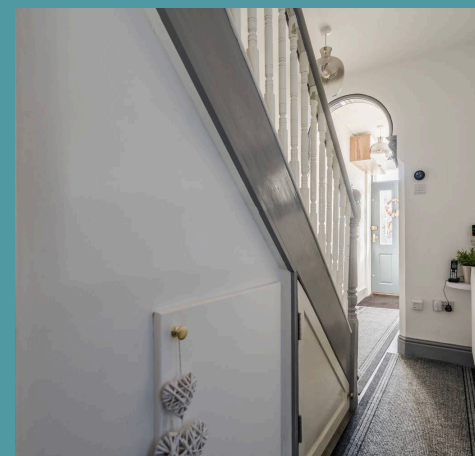
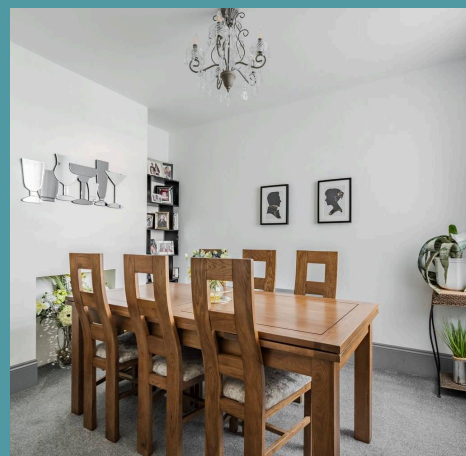
# 58 Beaconsfield Road

## Lowestoft

Presenting this beautiful first home or for a small family looking for comfort and convenience, in the coastal town of Lowestoft. With a traditional façade, its interior is designed with contemporary fixtures and fittings, whilst retaining its original character of feature fireplaces and a large bay fronted window. Positioned approximately 200m from the award-winning beach, as well as within close proximity to local amenities, this home is guaranteed to offer a lifestyle of ease and serenity.

### Location

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.



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Upon entering the home, you are greeted by a light-filled interior that has been thoughtfully designed with both comfort and contemporary style in mind. The two welcoming reception rooms provide the perfect setting for relaxation and entertaining, with an elegant bay window and feature fireplaces adding character to the space.

At the heart of the home lies a kitchen/breakfast room, complete with modern fixtures and fittings including sleek units and integrated appliances, to enhance your cooking experience. With space for a small breakfast table, for socialising and enjoying meals. Complementing the kitchen is a functional utility room/WC, for your laundry essentials and additional storage.

Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom flaunts an en-suite shower room, with a modern three piece suite. An additional WC can be found on the first floor, accommodating all residents in the household.



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Towards the rear is a landscaped enclosed garden, that is low maintenance for convenience and ease. It is primarily artificial lawn, with space for your outdoor furniture or BBQ. A wooden shed is ideal for storing your garden equipment and tools. On-road parking is available at the front of the property.

### Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: A

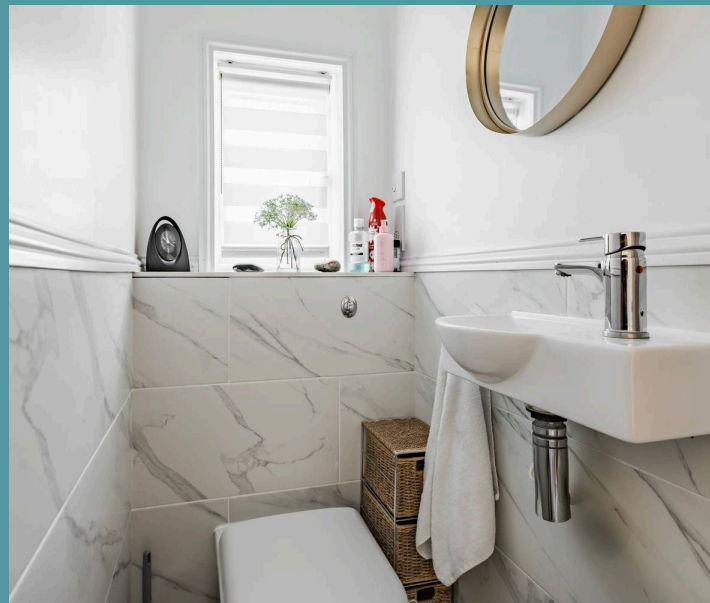




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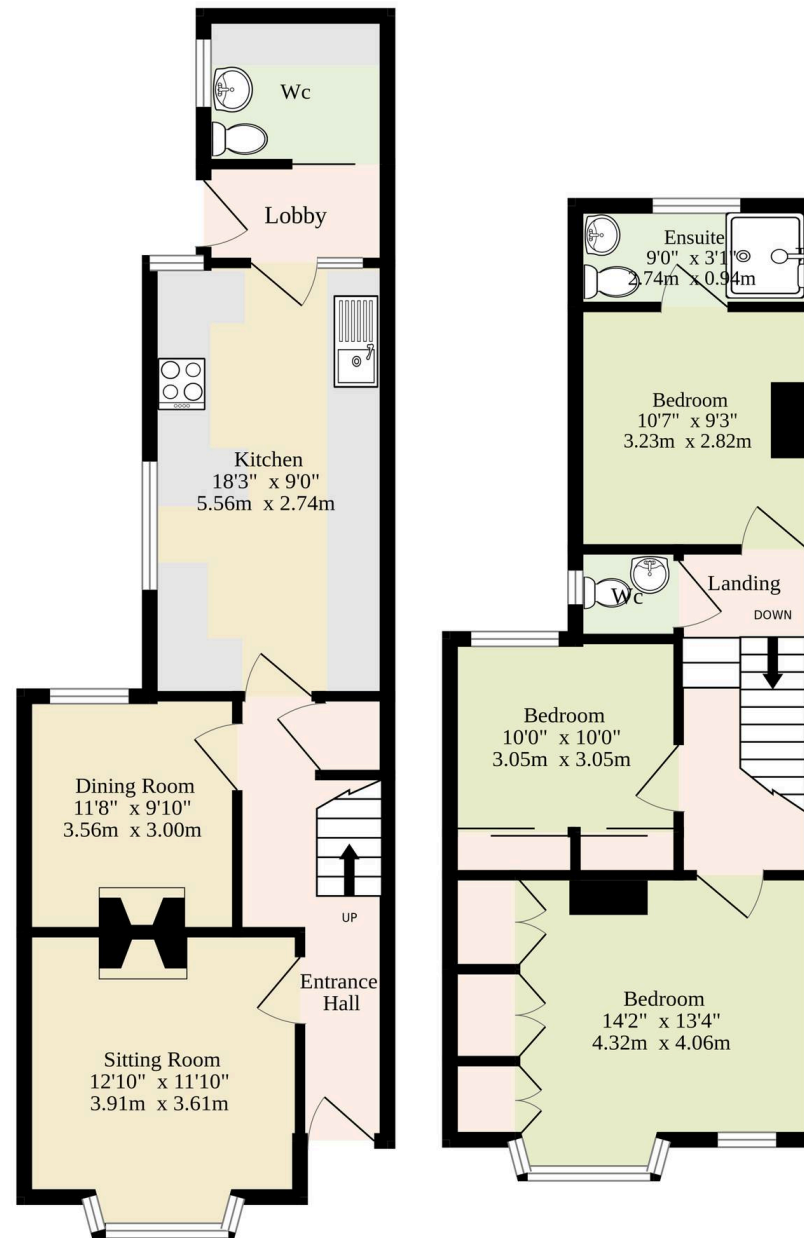
Lowestoft

- Traditional mid-terrace residence in the coastal town of Lowestoft
- Perfect first home or for a small family looking for comfort and convenience
- Approximately 200m from the award winning beach
- Light-filled interior with a comfortable and contemporary design
- Two welcoming reception rooms for relaxation and entertaining, accentuated by a bay window and feature fireplaces
- Equipped kitchen/breakfast room with modern fixtures and fittings, complemented by a utility room/WC
- Three bedrooms, an en-suite shower room and an additional WC
- Landscaped garden that is low maintenance, fully enclosed for privacy
- Close proximity to local shops, transport, healthcare facilities and schools for all ages



Ground Floor  
586 sq.ft. (54.4 sq.m.) approx.

1st Floor  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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