



8 Lynton Gardens, Lowestoft  
£195,000



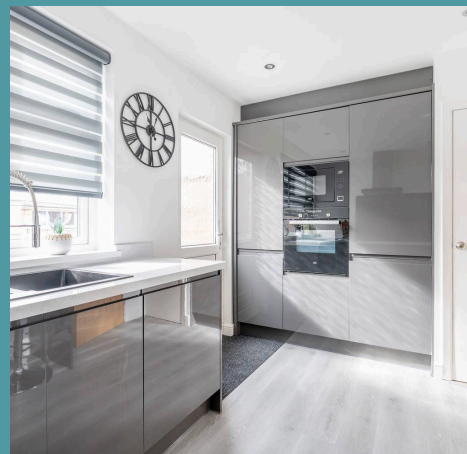
# 8 Lynton Gardens

## Lowestoft

Presenting the perfect choice for first time buyers or a small family searching for a beautiful home that does not require renovation. This mid-terrace residence has been fully renovated to a high standard, showcasing a comfortable and contemporary design to adapt to a modern lifestyle. Highlighting a light-filled sitting room, a kitchen/dining room with high-quality fixtures and fittings, two double bedrooms and a modern shower room. Externally, you will find a landscaped garden and a driveway providing off-road parking. Don't miss the chance to acquire this home and experience all it has to offer.

### 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.







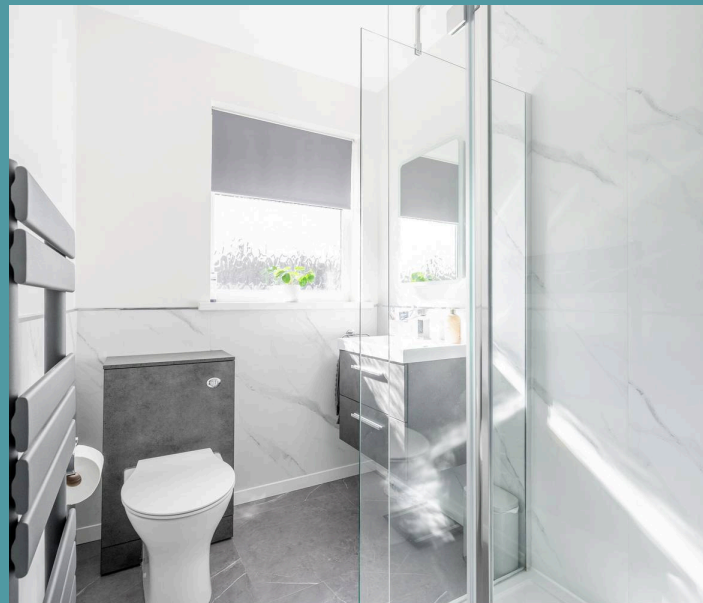
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### Lowestoft

Welcome inside, where you are greeted by a bright and airy entrance hall. Positioned at the front of the residence is a spacious sitting room, filled with an abundance of natural light, inviting relaxation and entertaining. Moving through into the kitchen/dining room, equipped with high-quality fixtures and fittings, including sleek wall and base units, high-spec integrated appliances and plenty of storage space, to enhance your cooking experience. The addition of a breakfast bar unit is perfect for socialising and enjoying favourite meals with loved ones.

Ascending to the upper level of the house, you will find two double bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The modern shower room, also located on this level, comprising of a walk-in shower, a hand basin and a WC, accommodating all residents in the household.

Outside, a landscaped garden awaits, that is predominantly artificial lawn with a patio area for your outdoor seating arrangements, to enjoy summer bbqs or simply relax in the afternoon sunshine. Complemented by a timber shed, for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a paved driveway, providing off-road parking for convenience and ease.





## 8 Lynton Gardens

Lowestoft

### Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

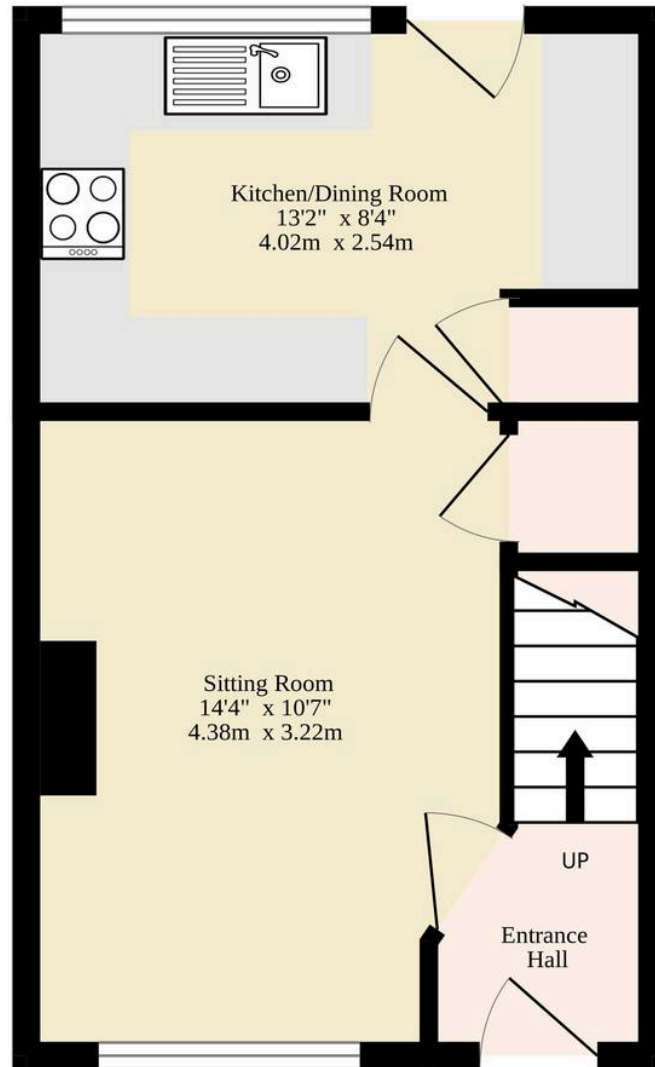
Council Tax Band: A

- Mid-terrace residence down a quiet cul-de-sac in the coastal town of Lowestoft
- Fully renovated to a high standard throughout with a comfortable and contemporary design
- Perfect choice for first time buyers or a family looking to move straight in with no renovation work required
- Light-filled sitting room inviting relaxation and entertaining
- Kitchen/dining room equipped with high-quality fixtures and fittings to enhance your cooking experience
- Two double bedrooms and a modern shower room
- Landscaped garden that is well-kept and fully enclosed for privacy, complemented by a timber storage shed
- Driveway providing off-road parking
- Close to local shops, schools, healthcare facilities, transport and the coast

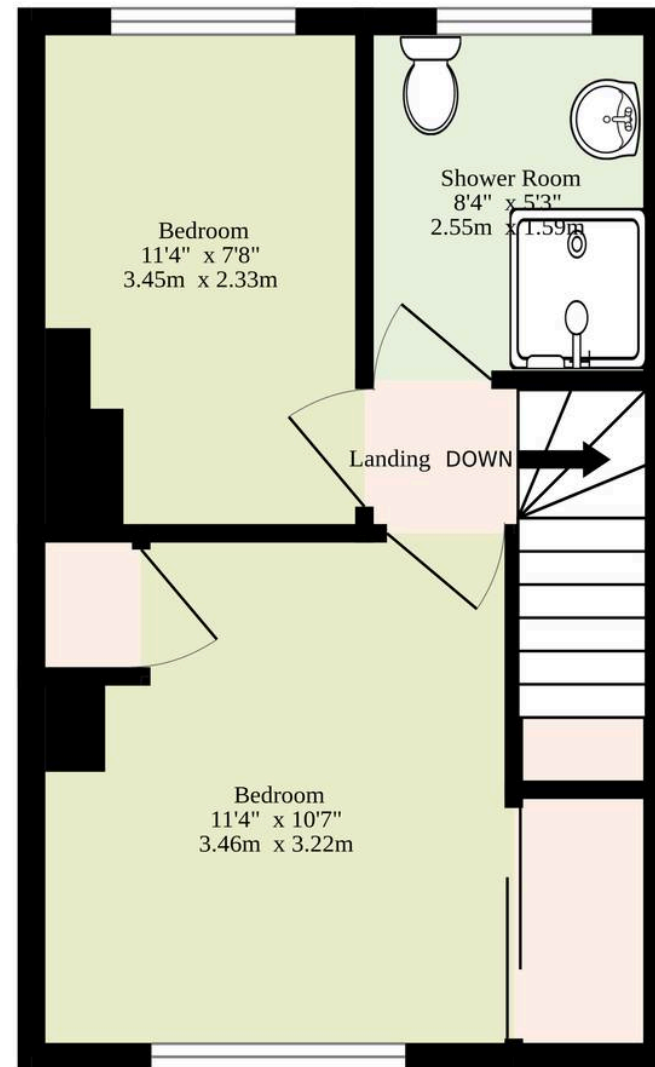




**Ground Floor**  
306 sq.ft. (28.4 sq.m.) approx.



**1st Floor**  
282 sq.ft. (26.2 sq.m.) approx.



**TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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