



£1,750 PCM

London Road South, Lowestoft NR33 0BG

Terraced House | 7 Bedrooms | 1 Bathroom

01502 565877

**Lisa's
Homes**
Specialising in Lettings & Management

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Step Inside

Key Features

- Spacious 7-Bedroom Family Home
- Newly Fitted Carpets
- Generous Enclosed Rear Garden
- Large Bay-Fronted Windows
- High Ceilings & Character Features
- Bathroom Located on the First Floor
- Just a 1-Minute Walk to the Beach
- Gas Central Heating
- Access to the Seafront & Local Coastal Amenities
- NO DEPOSIT OPTION AVAILABLE

Property Description

SEASIDE LIVING JUST SECONDS FROM THE BEACH – SPACIOUS 7-BEDROOM HOME! Dreaming of waking up just moments from the sea? This impressive seven-bedroom mid-terrace home offers the perfect opportunity to enjoy spacious, comfortable living in a fantastic coastal location. Spread across three floors, there's plenty of room for everyone, with seven bedrooms, two generous reception rooms, high ceilings and characterful bay-fronted windows creating a bright and welcoming feel throughout. The property also benefits from a basement, providing useful additional space, while the enclosed rear garden offers a private spot to unwind, enjoy a morning coffee or spend time with family and friends. Several of the bedrooms, along with areas on the third floor, have new carpets, giving parts of the home a fresh and inviting feel. And the location really is the star of the show...The beach is literally seconds away, making it easy to enjoy the seaside whenever you fancy it.

Main Particulars

SEASIDE LIVING JUST SECONDS FROM THE BEACH - SPACIOUS 7-BEDROOM HOME!

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And the location really is the star of the show...The beach is literally seconds away, making it easy to enjoy the seaside whenever you fancy it. Whether you're looking for a spacious family home or somewhere with plenty of room to share, this property offers an exciting opportunity to make coastal living your everyday life.

Additional benefits include on-road parking and an EPC rating of D.

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NO DEPOSIT OPTION AVAILABLE

Seven bedrooms. Three floors. Two reception rooms. Seconds from the beach. A home with space, character and an enviable location.

Early viewing is highly recommended. This is one you won't want to miss!

TENANCY INFORMATION

The property is offered on a periodic (month to month) tenancy agreement, unless otherwise stated in writing. The tenancy will commence following successful

referencing, completion of documentation, and agreement of move in date. All tenancies are legally binding agreements.

DEPOSIT / REPOSIT OPTION

A tenancy deposit of up to five weeks' rent is required and will be protected in a government-approved tenancy deposit scheme. Alternatively, a deposit replacement option (Reposit) may be available for eligible tenants. This is an insurance-based product and is not a deposit. Eligibility criteria and separate terms apply.

HOLDING DEPOSIT

A holding deposit equivalent to one week's rent may be required to reserve the property whilst referencing is completed. This will be deducted from the first month's rent upon successful application. The holding deposit may be retained in line with legislation if the applicant:

- Withdraws from the tenancy

- Fails a Right to Rent check

- Provides false or misleading information

- Fails to take reasonable steps to enter into the tenancy within the agreed timeframe

RENT & PAYMENT TERMS

Rent is payable monthly in advance by standing order unless otherwise agreed.

Tenants are responsible for all utilities and outgoings unless explicitly stated otherwise, including:

- Council Tax

- Gas (if applicable)

- Electricity

- Water

- TV Licence

- Broadband/telephone

REFERENCING & AFFORDABILITY

All applicants are subject to referencing via Rightmove Referencing (or appointed provider). This includes credit checks, affordability assessment, and landlord/employment references where applicable. As a general guideline:

- Household income is typically expected to be around 2.5 times the annual rent

- Guarantors (if required) are typically expected to earn around 3 times the annual rent

A guarantor may be required depending on individual circumstances, including affordability or adverse credit history.

Where a guarantor is required and none is available, applicants may explore third-party guarantor services (e.g. RentGuarantor), subject to their own approval criteria.

RIGHT TO RENT

All adult occupiers must provide valid identification and proof of their legal Right to Rent in the UK. Original identification documents will be required to be seen prior to or at the tenancy start date.

PETS

Pets may be considered on a case-by-case basis with landlord approval. A pet application may be required as part of the decision-making process.

TENANCY START DATE, PROCESS & DOCUMENTATION

The tenancy will commence as soon as reasonably practicable following successful referencing and completion of all required documentation. All tenancy documentation will be completed electronically.

You will have access to an online tenant portal where you can view tenancy documents, receive updates, and report maintenance issues throughout your tenancy. An inventory will be provided and completed at the start of the tenancy on the day you move into the property.

PERMITTED PAYMENTS

In accordance with the Tenant Fees Act 2019, permitted payments may include:

Rent

Tenancy deposit or Reposit option

Holding deposit

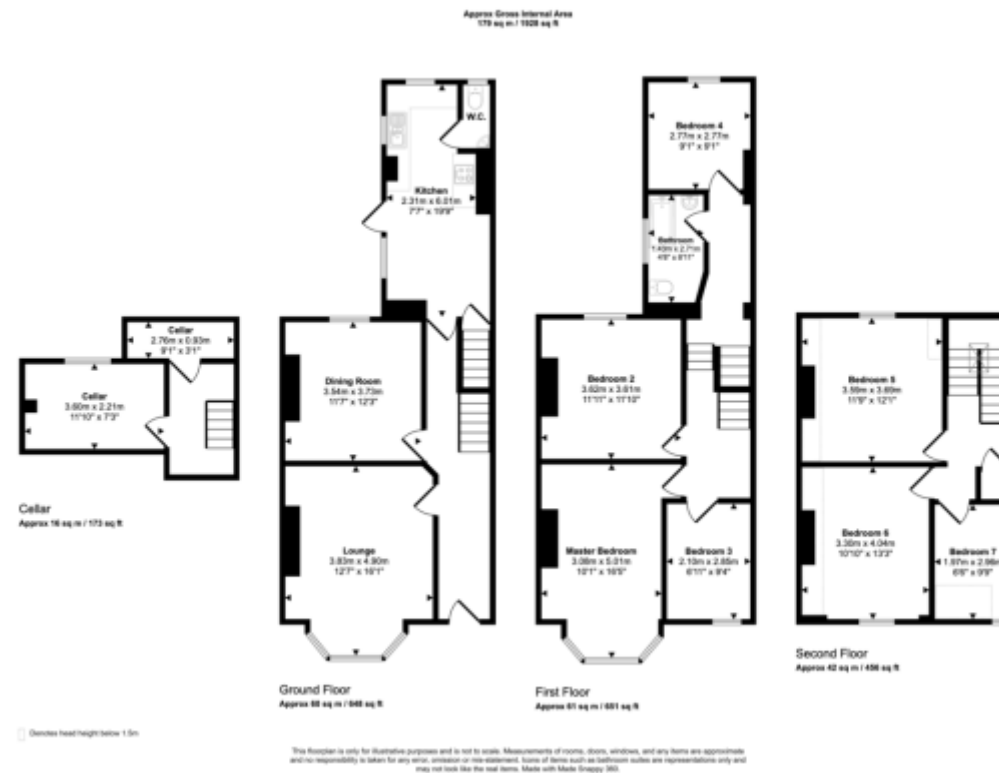
Default charges (e.g. late rent interest up to 3% above Bank of England base rate, replacement keys/security devices at reasonable cost)

Tenancy variation (capped at £50 including VAT or reasonable costs incurred)

AGENT INFORMATION

Lisa's Homes (trading as R King Resources Ltd) is a member of a Client Money Protection Scheme and a Property Redress Scheme. Further details available upon request.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 8056901 Registered Office: Duns House, Colville Road Works, Colville Road, Lowestoft, Suffolk, NR33 9QG

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