



Kirkley House Kirkley Cliff Road, Lowestoft NR33 0DE



**william
h brown**

welcome to

Kirkley House Kirkley Cliff Road, Lowestoft

William H Brown are pleased to offer this stunningly presented self-contained ground floor flat. the property benefits from an allocated parking pace to front with a communal garden to the rear that offers amazing sea views! Call William H Brown today to arrange a viewing!



William H Brown are pleased to offer this stunningly presented self-contained ground floor flat, located within touching distance of Lowestoft's award-winning sandy beaches. The property comprises of a share of the freehold, feature high ceilings, lounge, kitchen/diner, modern bathroom with a cloakroom W.C, spacious master bedroom and a multi functioned basement room suitable for a variety of uses. The property also benefits from an allocated parking space to front with a communal garden to the rear that offers amazing sea views! This property is a must see. Call William H Brown today to arrange a viewing!

Entrance Porch

Double Glazed front door with obscure glazed side panels, Wood laminate flooring and a solid oak door leading to the entrance hall.

Hallway

Wood effect laminate flooring, radiator, loft access hatch, solid oak doors to lounge, bathroom, WC and master bedroom.

Lounge

16' 9" x 13' 8" (5.11m x 4.17m)
Carpet flooring, TV and Telephone points Original timber framed window to front aspect with fitted shutter blinds, x2 radiators and feature high ceilings.

Kitchen/Diner

22' 6" x 6' 7" (6.86m x 2.01m)
Wood effect laminate flooring, single glazed window to front with fitted shutter blinds, modern fitted wall and base units with work surfaces and inset sink and drainer unit with a mixer tap, tiled splash back, built-in electric oven with inset gas hob, integrated fridge/freezer and tumble dryer. Newly fitted wall mounted gas fired central heating boiler, recessed area for dining table and loft access hatch.

Bathroom

Modern design bathroom comprising of a hand wash basin within a vanity unit, paneled bath with mains fed shower and a glazed shower screen, tiled flooring, fully tiled walls, heated towel radiator and obscure double glazed window.

Cloakroom

Tiled flooring, high level W.C, pedestal hand wash basin, radiator, partially tiled walls and obscure double glazed window.

Master Bedroom

14' 7" x 13' 6" (4.45m x 4.11m)
Double bedroom with UPVC double glazed windows to side aspect, carpeted flooring, built in wardrobes, radiator, solid oak door with stairs leading to the basement level and feature high ceilings.

Basement Room/Bedroom Two

14' 2" x 12' 4" (4.32m x 3.76m)
A versatile basement room that can be used as a second bedroom or study comprising of carpeted flooring, radiator, understairs storage area and recessed spotlights.

Outside

An allocated off road parking space with located to the front of the property on the tarmac driveway. A gated walkway to the side of the property leads to the walled communal gardens with spectacular open views of the beach and sea with gated access to the promenade.

Agent Note

Maintenance charge- £180pcm



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welcome to

Kirkley House Kirkley Cliff Road, Lowestoft

- A stones throw from the beach
- Share of the freehold
- Stunningly presented self contained flat
- Feature high ceilings
- Large master bedroom
- Modern kitchen and bathroom
- Close to local amenities
- Multi functional basement room

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108299 - 0004

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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.



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