

Kingswear Court Kirkley Cliff Road, Lowestoft NR33 0BF



welcome to

Kingswear Court Kirkley Cliff Road, Lowestoft

William H Brown are excited to present this TWO Double Bedroom First floor apartment located on Kingswear Court - being walking distance to Lowestoft's award winning beaches. The property boasts; Allocated parking, Open Plan Modern Kitchen/Lounge, Main Bedroom Ensuite and additional Bathroom.













Accommodation

First Floor – Apartment

Entrance Porch

Communal staircase leading to Flat, Carpet flooring.

Entrance Hall

Double cloak cupboard, Door to Bathroom, Both Bedrooms. Open plan Lounge/Diner/Kitchen area, Radiator, Carpet flooring.

Lounge/Diner/Kitchen

21' 9" Into Bay x 15' Max (6.63m Into Bay x 4.57m Max) Lounge aspect: Double glazed Bay window sash style to Front with Sea views with fitted blinds, Two radiators, Open plan with Kitchen, TV and Power points, Carpet flooring.

Kitchen aspect: Partially tiled walls, Fitted Kitchen units with work surfaces, Sink and drainer unit, Integrated 50/50 Fridge freezer unit, Integrated Neff Hob with Cookerhood above, Neff Electric Oven beneath, Power points.

Bedroom 1

11' 10" Max x 9' Max (3.61m Max x 2.74m Max) Double glazed window to Rear aspect, Double Bedroom, Door to Ensuite, TV and Power points, Carpet flooring.

Ensuite

Partially tiled walls, Partially tiled walls, WC, Wash hand basin with fitted units, Towel radiator, Shower cubicle with over head shower, Vinyl flooring.

Bedroom 2

11' 10" x 8' 9" (3.61m x 2.67m) Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.



Bathroom

Partially tiled walls, WC, Wash hand basin with fitted units, Bath tub with mixed taps, Towel radiator, Extractor fan, Vinyl flooring.

Parking

Allocated parking space.



William H Brown are delighted to present

this TWO Double Bedroom self-contained

winning sandy beaches. The property comprises of; Entrance Hall, Open Plan

First floor apartment - located within a easy walking distance to Lowestoft's award

Modern Lounge/Diner/Kitchen area with Bay

sash windows fitted with blinds, which has

shower cubicle. There is also an additional bathroom with bathtub featuring mixer taps

which serve the second bedroom and any

visiting guests. The apartment also comes with a handy and convenient allocated parking space. With so much to offer,

viewings come highly advised; with being an

ideal place for a second home, a retirement

relocate close to the coast! Call us on 01502

585998 TODAY to schedule in any viewings.

more or those looking to downsize and

sea views and presents a fantastic social space to entertain. There is two Double sized

bedrooms, with the main bedroom benefiting from an ensuite with walk in



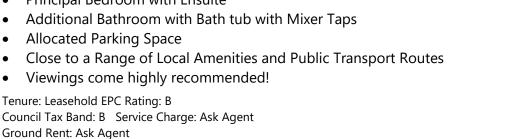
welcome to

Kingswear Court Kirkley Cliff Road, Lowestoft

- ** Two Double Bedroom First Floor Seaside Apartment **
- Easy Walking Distance to Beach
- Fantastic Open Plan Lounge/Diner/Kitchen with Bay windows with Sea Views
- Principal Bedroom with Ensuite

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of



£180.000







Bedroom 2

view this property online williamhbrown.co.uk/Property/LOW109079



Property Ref: LOW109079 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01502 585998



william h brown

Lowestoft@williamhbrown.co.uk

Kitchen/Lounge



138 London Road North, LOWESTOFT, Suffolk, NR32 1HB



williamhbrown.co.uk

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.