



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.



William H Brown are delighted to present this TWO Double Bedroom self-contained First floor apartment - located within a easy walking distance to Lowestoft's award winning sandy beaches. The property comprises of; Entrance Hall, Open Plan Modern Lounge/Diner/Kitchen area with Bay sash windows fitted with blinds, which has 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 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 more or those looking to downsize and relocate close to the coast! Call us on 01502 585998 TODAY to schedule in any viewings.

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.



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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
- Additional Bathroom with Bath tub with Mixer Taps
- Allocated Parking Space
- Close to a Range of Local Amenities and Public Transport Routes
- Viewings come highly recommended!

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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



This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and construction 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.localagent.com

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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 guidance 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.

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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