



**Kirkley Cliff, Lowestoft NR33 0BY**

 william  
h brown

**welcome to**

## **Kirkley Cliff, Lowestoft**

William H Brown are delighted to present this stylish One Bedroom property on Kirkley Cliff Road. Boasting sea views and a sea front location, the property sits only a stones throw away from the stunning Lowestoft coastline, with ample amenities within close proximity also.



\*\*IDEAL FOR FIRST TIME BUYERS AND INVESTORS\*\* William H Brown are delighted to present this stylish One Bedroom property on Kirkley Cliff Road. Boasting sea views and a sea front location, the property sits only a stones throw away from the stunning Lowestoft coastline, with ample amenities within close proximity also. The property offers fantastic space, with stairs leading to hallway and access to the main reception spaces. These consist of an open plan lounge space, ideal for entertaining or relaxation, as well as modern style kitchen, with good worktop and storage space. A sizeable double bedroom can also be found at the property, as well as a well decorated bathroom consisting of full size bath and built in units. This property is an absolute must see for those looking to get onto the property ladder, investors or those looking to move to the coast.

Please call 01502 585998 to organise a viewing today

## Accommodation

### Flat

### Entrance Hall

### Lounge

14' 11" x 13' 10" ( 4.55m x 4.22m )



### Kitchen

10' 7" Max x 7' 8" ( 3.23m Max x 2.34m )

### Bedroom

13' 11" x 11' 10" ( 4.24m x 3.61m )

### Bathroom



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welcome to

## Kirkley Cliff, Lowestoft

- \*\* Attention First Time Buyers and Investors Alike \*\*
- Lovely Sea Views - Easy Walking Distance to the Coast
- Desirable South Lowestoft Location; Close to a Range of Local Amenities
- Modern Fitted Kitchen
- Spacious Lounge with plenty of Natural Lighting

Tenure: Leasehold EPC Rating: D

Council Tax Band: A 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

**£110 000**



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Property Ref:  
LOW109198 - 0006

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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.



Please note the marker reflects the postcode not the actual property



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