

HARDIMANS



21 Kirkley Cliff Road
, Lowestoft, NR33 0DB
£795,000



Britten House, 21 Kirkley Cliff Road, Lowestoft, Suffolk, NR33 0DB

Welcome to Kirkley Cliff Road, Lowestoft - a stunning location overlooking an award-winning beach. This fabulous 10-bedroom hotel, each room with its own ensuite, is a gem waiting to be discovered.

With 2 reception rooms, this commercial property is fully furnished and well-equipped, offering a comfortable and inviting atmosphere for guests. The birthplace of Benjamin Britten and his family home for 21 years is considered the leading British composer of the mid-20th century, adds a touch of historical charm to this already remarkable property.

The brilliant location not only provides breathtaking views but also offers excellent potential to expand the business. Whether you're looking to continue running it as a successful hotel or exploring other business opportunities, this property is a versatile investment.

Don't miss out on the opportunity to own a piece of history in a prime location with endless possibilities for growth and success.

GRADE 11 LISTED

Britten House is a beautiful building which is considered to be of special architectural or historic interest and is nationally important.

ENTRANCE LOBBY

with attractive tiled floor, double doors with leaded glass to:-





SPACIOUS ENTRANCE HALL
attractive tiled floor, stairs to first floor.

RECEPTION AREA

LOUNGE
with beautiful ornate carved wood fireplace, plate rack and coving, double aspect windows, large opening to:-

DINING ROOM
with attractive cast iron fireplace and fire surround, door to main hallway and additional kitchen access corridor.

KITCHEN CORRIDOR
used for general storage and easy access from kitchen to dining room.

CELLAR
good size cellar divided in to 2 rooms, presently used as washing and laundry room.

KITCHEN
fitted in a modern range of white fronted units with a breakfast island, fully fitted with appliances including stainless steel cooking range, double oven.

UTILITY ROOM
with single drainer sink, base and wall cupboards, plumbing for washing machine, space for tumble dryer, window and side door, passageway access, fitted wall shelving.

PRIVATE LIVING ROOM
electric wall heater, part glazed entrance door.



PRIVATE BEDROOM

TILED SHOWER ROOM

with shower cubicle, thermostatic shower unit, low level wc and vanity washbasin.

INNER HALLWAY

SEPARATE COMMUNAL WC

BEDROOM 9

double room, fully furnished and equipped.

EN SUITE SHOWER ROOM 9

with Quadrant shower cubicle, low level wc and washbasin.

BEDROOM 10

double room, fully furnished and equipped.

EN SUITE SHOWER ROOM 10

with shower cubicle, vanity washbasin, low level wc.

STAIRS TO FIRST FLOOR AND LANDING

BEDROOM 1

double room, fully furnished and equipped, attractive marble fireplace with cast iron inset.

EN SUITE SHOWER ROOM 1

shower cubicle, washbasin and low level wc, shower boarding.





BEDROOM 2

4 poster bedroom, fully furnished and equipped, attractive cast iron fireplace, breakfast area, bay window with superb sea views.

EN SUITE SHOWER ROOM 2

fully tiled shower room with corner Quadrant shower cubicle, low level wc and washbasin.

BEDROOM 3

double room, fully furnished and equipped, feature cast iron fireplace.

EN SUITE SHOWER ROOM 3

fully tiled, corner Quadrant shower cubicle, low level wc, vanity washbasin.

BEDROOM 4

double room, fully furnished and equipped.

EN SUITE SHOWER ROOM 4

fully tiled shower cubicle, pedestal washbasin, low level wc.

STAIRS TO HALF LANDING AND SECOND FLOOR LANDING

BEDROOM 5

double room, fully furnished and equipped, feature cast iron fireplace, window with superb sea views.

EN SUITE SHOWER ROOM 5

shower cubicle, low level wc, vanity washbasin, pvc wall cladding.

BEDROOM 6

family room, fully furnished and equipped, double aspect windows, superb sea views, cast iron fireplace.

EN SUITE SHOWER ROOM 6

fully tiled, corner Quadrant shower, low level wc and vanity washbasin, large walk-in linen cupboard.

BEDROOM 7

entrance lobby, double bedroom, fully furnished and equipped.

EN SUITE SHOWER ROOM 7

fully tiled, shower cubicle, low level wc, pedestal washbasin.

BEDROOM 8

double, fully furnished and equipped.

EN SUITE SHOWER ROOM 8

fully tiled, corner Quadrant shower cubicle, low level wc, pedestal washbasin.

OUTSIDE

The property has attractive communal gardens, gate and pathway to the front providing easy access to the beach. To the rear, small lawned area, brick pavier car park for residents only.

COUNCIL TAX BAND

To be confirmed.

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

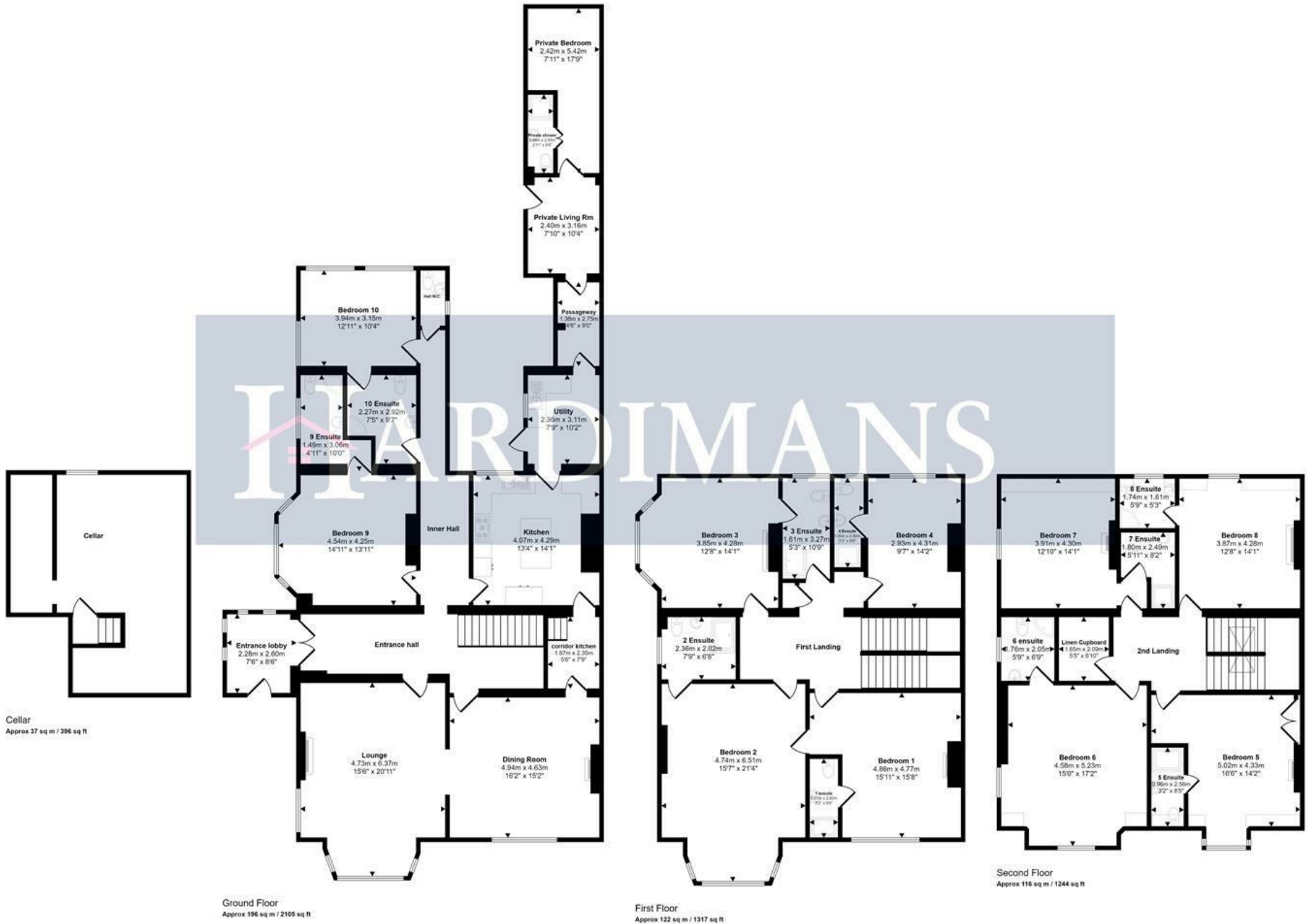
* Broadband: Ultrafast download 10000 Mbps upload 10000 Mbps

* Mobile: EE, THREE, 02, VODAFONE ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

FLOOR PLAN

Approx Gross Internal Area
470 sq m / 5063 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

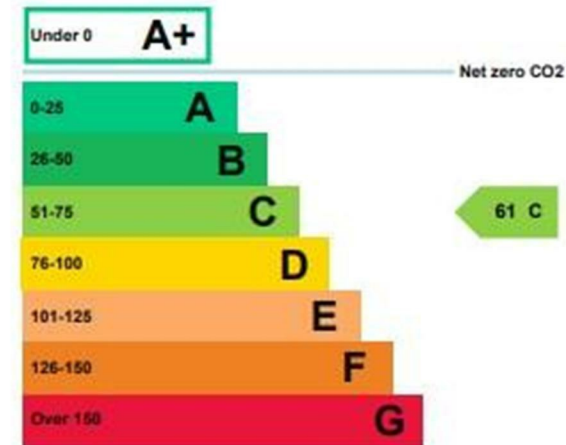
Area Map



Energy Efficiency Graph

Energy rating and score

This property's energy rating is C.



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.