

HARDIMANS



Apartment 2, Howard House Gunton Cliff
, Lowestoft, NR32 4PE
Price Guide £190,000



2



1



1



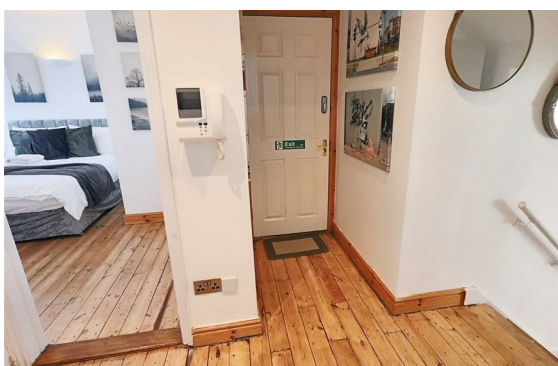
D

Apartment 2, Howard House Gunton Cliff, Lowestoft, Suffolk, NR32 4PE

Located on one of the most desirable roads in North Lowestoft, enjoying fantastic sea views. This superb ground floor apartment offers a delightful blend of comfort and style. As you step inside, you will be greeted by a spacious layout that is perfect for both relaxation and entertaining. The refitted kitchen/diner is a standout feature, boasting modern appliances and ample storage, making it a joy for any home cook.

The lovely size lounge provides a warm and inviting atmosphere, ideal for unwinding after a long day or hosting friends and family. The conservatory, which is easily accessed via the kitchen/diner, adds an extra touch of charm, allowing natural light to flood the space while offering a great space to relax.

This apartment not only provides a comfortable living space but also the opportunity to embrace the beauty of seaside living. With its prime location, you can enjoy the best of both worlds —peaceful surroundings and easy access to North Denes and the beach. Whether you are looking for a new home or a holiday retreat, this property is sure to impress. Don't miss the chance to make this wonderful flat your own and experience the joys of coastal living in Lowestoft.





PART GLAZED ENTRANCE DOOR TO COMMUNAL ENTRANCE HAL

which also provides rear ground floor access and cupboard containing electrics meters and fuse boxes for each individual apartment,

MAIN ENTRANCE TO APARTMENT 2

HALLWAY

with feature pine floorboards, fuse box and telephone/tv points, door video entry telephone,

LIVING ROOM

semi circular bay window with upvc double glazing, splendid sea views, feature pine floorboard, radiator,

SPACIOUS KITCHEN/DINER

Range of fitted white high gloss fronted units, one and a half bowl sink unit, recess and plumbing for automatic washing machine, four burner ceramic hob, oven/grill, concealed filter hood, integrated Zanussi dishwasher with front decor panel, cupboard concealing Glow Worm gas combination boiler, radiator, inset ceiling spotlighting, tv point, sliding upvc door to

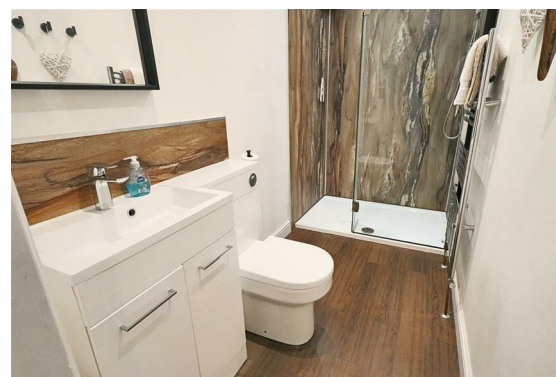


CONSERVATORY

Polycarbonate roof, upvc glazing, sliding door to rear patio area,

BEDROOM 1

upvc double glazed window with splendid sea views, feature pine floorboards, radiator,



BEDROOM 2

glass block window providing natural lighting, feature pine floorboards, radiator, tv point,

RE-FITTED SHOWER ROOM

double walk in shower cubicle with thermostatic shower unit, shower boarding, low level wc, concealed cistern, vanity wash basin, white gloss cabinets, chrome towel rail/radiator, inset ceiling spotlighting, extractor fan,

OUTSIDE

The property has a small patio area just outside the rear conservatory.

DOUBLE GARAGE

Gavelled driveway providing ample space to turn. up & over door,

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Ultrafast 1800 mbps download 1000 upload mbps

* Mobile: EE, O2, VODAFONE, THREE 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.



LEASE

Lease term; 999years

Years remaining; 977years.

Lease commenced 1st January 2003

Lease ends; 1st January 3002

MAINTENANCE DETAILS

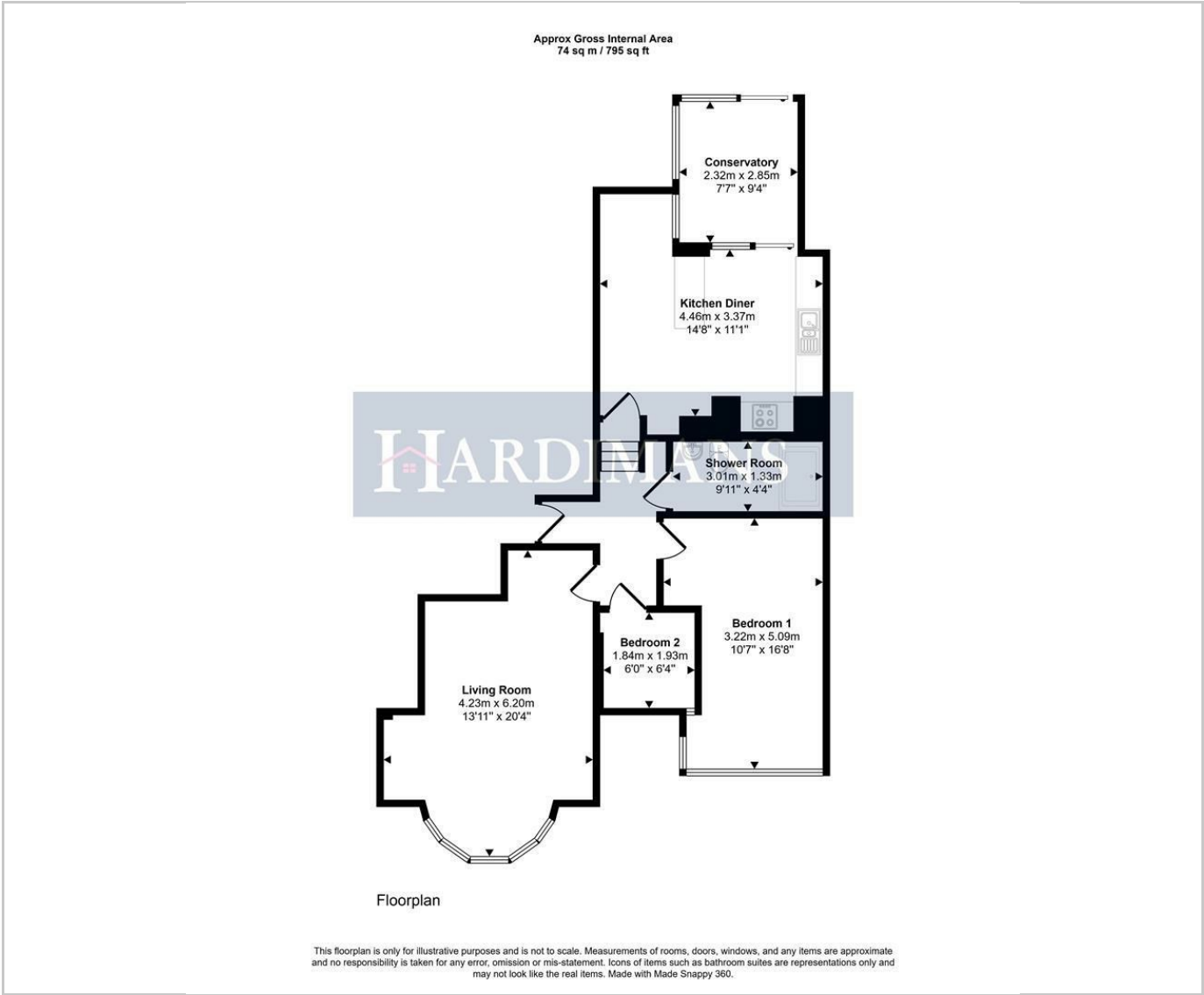
The ground rent is £50 p.a. The service charge is £45 pcm.

COUNCIL TAX BAND

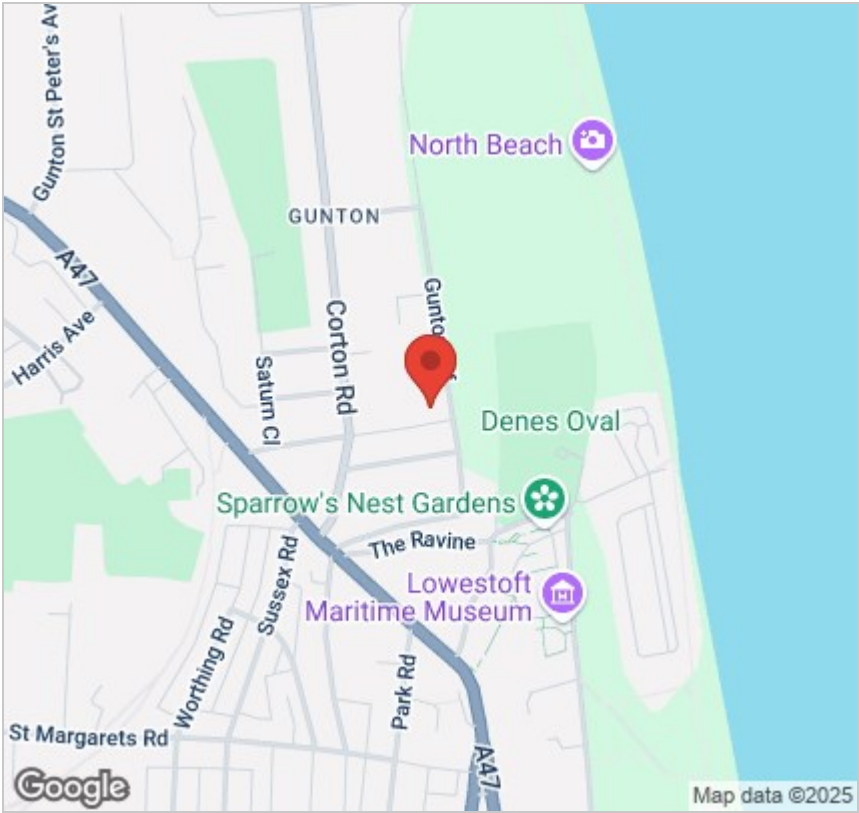
B



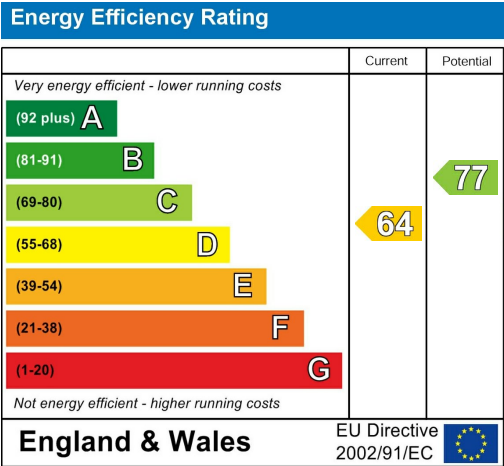
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

PROTECTED

134 London Road North, Lowestoft, Suffolk NR32 1HB

Tel: 01502 515999

www.hardimans.co.uk

E: info@hardimans.co.uk

