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## **7 Beachmans Court, Wilson Road Pakefield, NR33 0HZ**

- SOUGHT AFTER COASTAL LOCATION
- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- SOME SEA VIEWS
- EXCELLENTLY PRESENTED
- RECENTLY FITTED BOILER
- RECENT LVT FLOORING
- RECENT NEW KITCHEN
- CLOSE TO BEACH
- PERFECT FIRST TIME BUY

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

## ACCOMMODATION

### GROUND FLOOR

#### Communal Entrance

Enter through this entrance on the ground floor which services just 6 apartments. There's an intercom for your guests and your apartment is up the first flight of stairs.

#### Entrance Hall

Through your front door into the Hallway of your new home. This spacious Hall provides plenty of storage to hang up your coats, plus a handy storage cupboard. There's a radiator, recently laid LVT flooring and doors lead off to both Bedrooms, Lounge, Shower Room and ...

#### Lounge 5.25m x 3.56m (17' 3" x 11' 8")

A good-sized light and bright Lounge due to the large south facing sealed unit double glazed window with seas views down Pakefield beach and the sea beyond. Remote controlled blinds have been fitted to the window, there's a fitted carpet and radiator also featured.

#### Kitchen Breakfast Room 4.56m x 2.50m (15' x 8' 2")

Your recently upgraded Kitchen features a range of new base and wall units fitted to two walls complete with modern contemporary high gloss 'teal' coloured doors and drawers with a square edge worktop over.

Your polycarbonate sink and drainer with swan neck mixer tap is located under your sealed unit double glazed window and integrated appliances include a dishwasher, an induction hob with extractor hood over and oven below.

Ample space is provided for your tall fridge freezer and automatic washing machine, and a handy breakfast bar is also featured. There's a radiator and new quality LVT flooring underfoot.

A recently upgraded Worcester Combi boiler is also housed here.

#### Bedroom 1 4.00m x 3.00m (13' 1" x 9' 10")

A sealed unit double glazed window side aspect views, remote controlled binds, built in wardrobe, fitted carpet and radiator all feature.

#### Bedroom 2 4.00m x 1.92m (13' 1" x 6' 4")

The smallest of the two is still a good size and features a fitted carpet, radiator and sealed unit double glazed window.

#### Shower Room 1.95m x 1.93m (6' 5" x 6' 4")

Your upgraded contemporary Shower Room features a suite comprising of a large 'walk-in' shower cubicle, vanity wash hand basin with stacks of storage below and low-level WC. There's an opaque sealed unit double glazed window, tall chrome heated towel rail radiator and new luxury LVT flooring.

### OUTSIDE

#### Gardens and Parking

To the rear and side, attractive communal Gardens for your pleasure and a parking spot for your motor.

### COUNCIL TAX

East Suffolk Band A

### SUMMARY

This wonderful apartment is the perfect holiday home by the sea or indeed a first-time buyers Batchelor pad.

In great decorative order with modern features plus that new boiler and Shower room, it is located in a most sought after location with Pakefeild Beach within 50 metres.

Call us now to view.

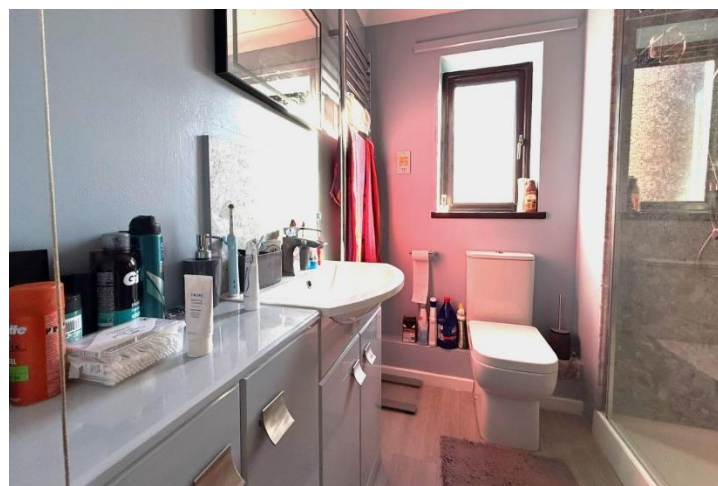




MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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## A BEAUTIFULLY PRESENTED TWO BED APARTMENT LOCATED IN SOUGHT AFTER PAKEFIELD CLOSE TO THE BEACH

Situated on a pleasant residential road close to Pakefield Beach, this excellently presented first floor apartment is offered for sale. Your accommodation comprises of a Lounge, Kitchen Breakfast Room, two good size Bedrooms and upgraded Shower Room. All this with the creature comforts of gas central heating and double glazed throughout.

**ENJOY LIFE BY THE SEA | IDEAL HOLIDAY HOME or FIRST TIME BUY**

### LOCATION AND AMENITIES

The property is situated at the end of Wilson Road close to Pakefield Beach and just behind the very popular Jolly Sailors pub restaurant. Just off the A12 making the towns of Lowestoft, Southwold and Beccles easily accessible, public transport links are convenient and not only are you spoilt by the stunning Suffolk countryside, you can actually hear the waves lapping up on this award-winning beach out of your window. The area boasts a thriving friendly community complete with places of worship, local shops and takeaway, restaurants and excellent public houses.

**Contact: The ONE ONLINE Team | Mobile: 07787 436600 | Email: [info@one-estates.co.uk](mailto:info@one-estates.co.uk)**



7 BEACHMANS COURT, WILSON ROAD, PAKEFIELD

TOTAL FLOOR AREA : 641 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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