



## Kirkley Cliff, Lowestoft

£300,000

- VAST & FABULOUS
- VERSATILE LIVING
- ORIGINAL FEATURES
- PANORAMIC SEA VIEWS
- GENEROUS ACCOMMODATION
- PRIVATE GARDEN WITH DOUBLE GARAGE
- MAISONETTE (2 FLOORS)
- GRADE II LISTED
- NO CHAIN

Vast, fabulous maisonette provides a wealth of space & versatile OPPORTUNITY. BOASTING panoramic Sea views from dawn til dusk this GRADE II Listed HOME is set generously over 2 floors with ample living space, tall ceilings along with some original features; the POTENTIAL here is substantial...

Property benefits a PRIVATE BALCONY, 3 bedrooms, shower room, kitchen / diner, & 2 receptions; utility room & WC. Private garden with DOUBLE GARAGE & parking.

Lowestoft is renown for being the most easterly place in the UK with the finest sandy beaches & Victorian seafront gardens; the Royal Plain Fountains, two piers & a number of eateries / shops. With much Maritime history Lowestoft has access to the Norfolk Broads, a network of waterways which can be found at Oulton Broad whilst public transport is nearby making the nearby towns & further afield easily accessible whether by road or rail.



Council Tax Band: B



## COMMUNAL LOBBY & HALLWAY

### APARTMENT LOBBY

Just the place to leave your outdoor wear with access to a reception room, kitchen and stairs up to the first floor.

### RECEPTION / DINING ROOM

4.62m x 4.91m (15'1" x 16'1")

Fabulous reception has fitted carpet, single glazed sash windows, radiator and power points; fireplace with tiled surround.

### KITCHEN / DINER

4.33m x 3.68m (14'2" x 12'0")

Wall and base units with worktop, inset sink / drainer and appliances include a fridge, freezer, double oven with electric hob and extractor fan over, Bamboo laminate flooring, sash window, power points and the gas central heating / domestic hot water combination boiler in situ.

### UTILITY

2.66m x 1.97m (8'8" x 6'5")

Whether laundry / boot room there is space / plumbing for your chosen appliances; sink / drainer, vinyl flooring, sash window and power points.

### WC

White suite comprises a WC and wash basin; vinyl flooring and sash window.

### FIRST FLOOR - RECEPTION

4.45m x 5.40m max (14'7" x 17'8" max)

With panoramic views of the North Sea through the original sash windows that open up onto the balcony with wrought iron railings. Fitted carpet, radiators, wall lighting, TV, power points and fire place with original decorative surround. Access to the inner hallway and double doors open to...

### BEDROOM

3.32m x 2.46m max (10'10" x 8'0" max)

Another versatile room of the home however you choose to utilise; fitted carpet, sash window, radiator and power points.

### INNER HALLWAY

Providing access to bedrooms and the...

### SHOWER ROOM

White suite comprises a vanity unit with inset basin, WC and a corner cubicle with mains shower. Tiled flooring, 2 sash windows and heated towel rail.

### BEDROOM

4.24m x 3.89 (13'10" x 12'9")

Excellent size bedroom; fitted carpet, sash window, radiator and power points.

### BEDROOM

2.59m x 1.99m (8'5" x 6'6")

Fitted carpet, sash window, radiator power points and automatic light.

### OUTSIDE

Private West facing low maintenance garden is predominantly brick weave and borders with mature trees and shrubs. Raised patio area enjoys the South / West facing aspect. Access to the rear service road and off road parking for one vehicle.

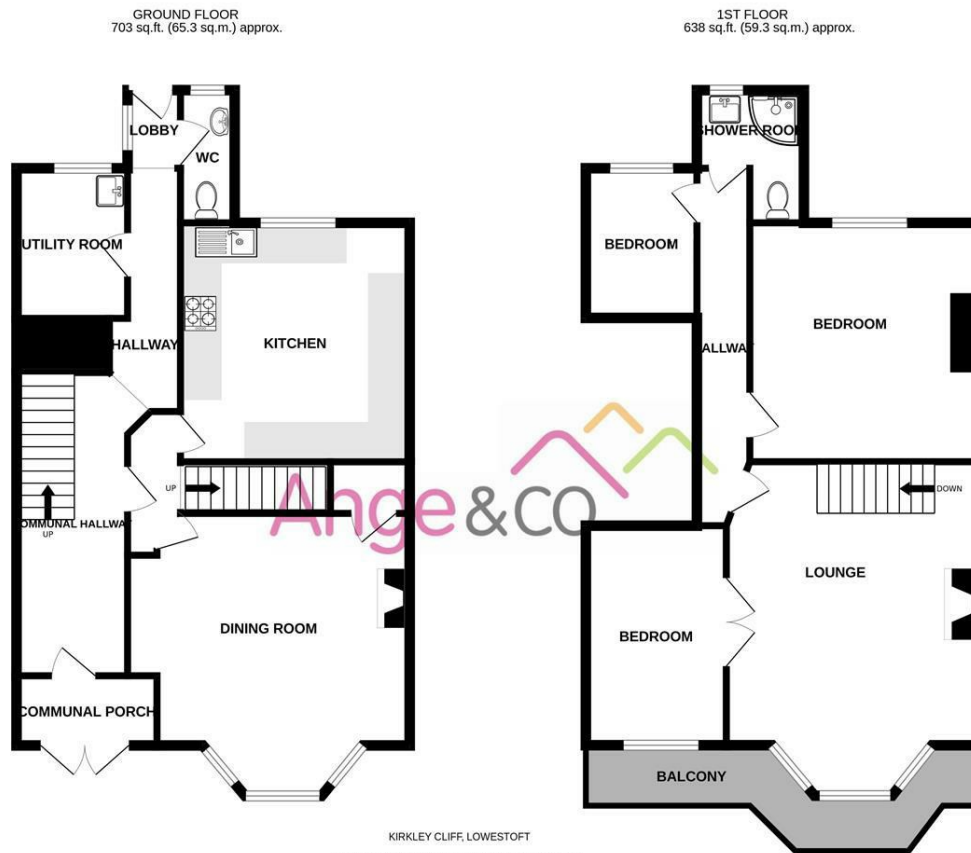
### DOUBLE GARAGE

Brick built with light, power and 2 up and over vehicular doors one being remote control.

### ADDITIONAL INFO

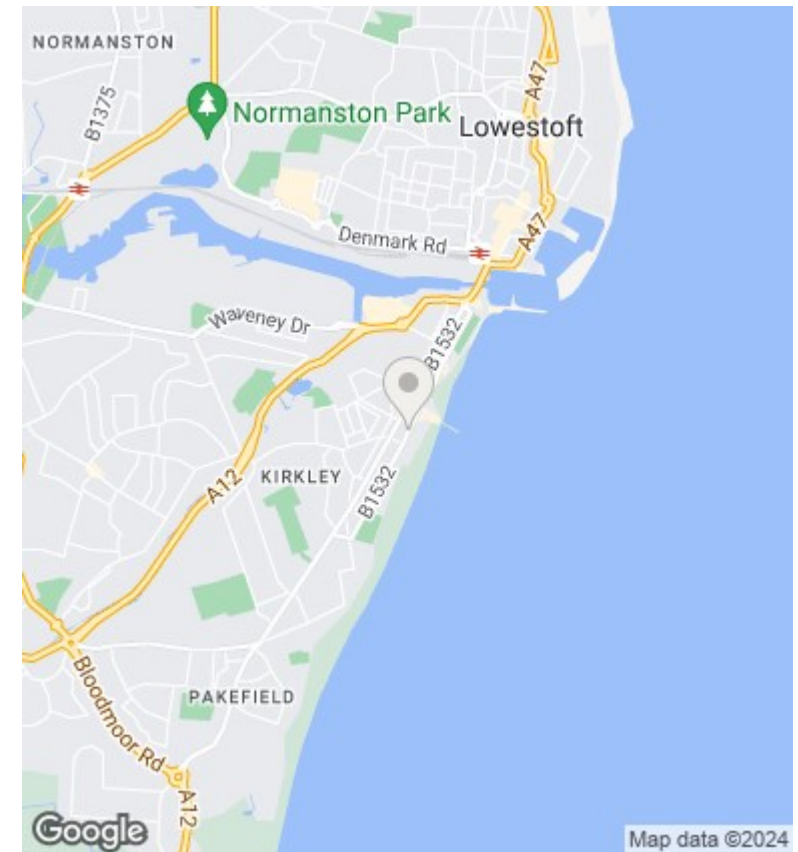
Having accommodated a multitude of purposes over the years this Grade II property has been loved & lived in by the current owners for over 40 years; the whole 5 storey property was purchased by the current owners as a 9 bedroom B&B in 1982. It was later converted into 4 apartments with flat 1 being the only maisonette and holds the Freehold for the whole property and contributes to the up keep of the communal areas that are managed and maintained by Tarrants Lettings.

Flat 1 enjoys private use of the rear garden with the other apartments only having right of access for the refuse bins.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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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EAST SUFFOLK COUNCIL - TAX BAND B

EPC - C