



**39 Kirkley Cliff Road,
Lowestoft, Suffolk, NR33**

**Guide Price
£400,000**

Exciting 10-Bed HMO Investment Opportunity – Prime Location, Full Renovation Underway

Being sold via Secure Sale online bidding (auction) – Terms and Conditions Apply.

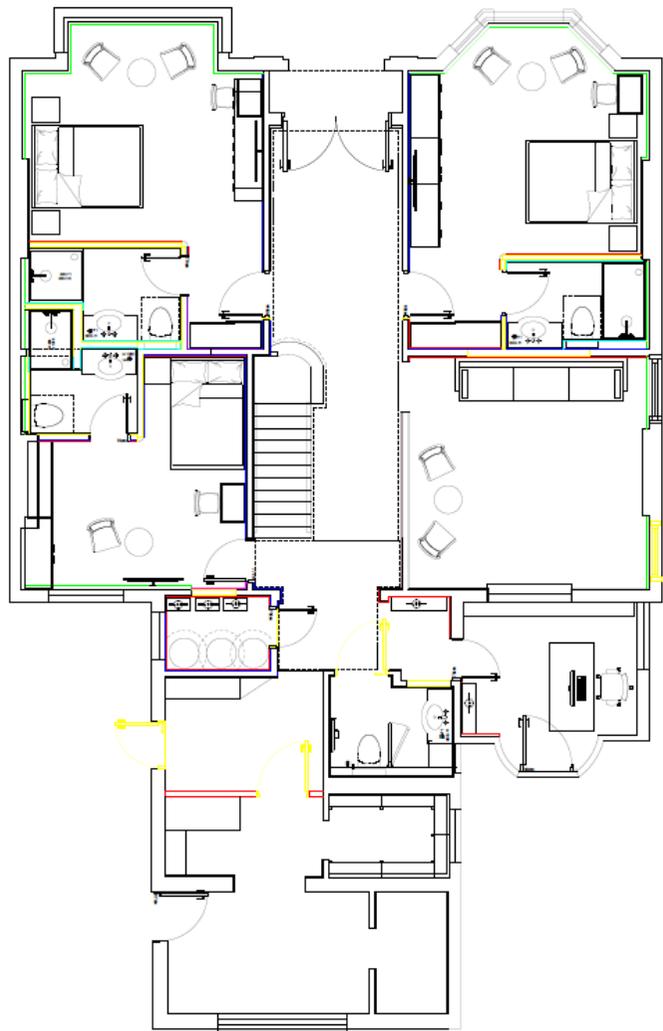
Welcome to this outstanding development opportunity – a substantial property currently undergoing transformation into a high-yielding 10-bedroom HMO. Perfectly suited for the savvy investor or developer, this project presents the chance to create a premium shared living space in a sought-after area.

Spanning multiple floors and offering expansive internal space, the property retains much of its original character while providing the perfect canvas for a contemporary, high-spec refurbishment. With planning underway and structural works already in progress, this property is poised to deliver excellent returns upon completion.

Key Features

- **10 Spacious Bedrooms:** Ample natural light pours into each room through large sash-style windows, enhancing the sense of space and highlighting the potential for stylish, modern finishes. All 10 bedrooms include their own en-suite bathroom.
- **Development in Progress:** The property is currently in progress with visible new structural supports, exposed brickwork, and partially boarded floors, offering a raw insight into the scale and layout of this ambitious project.
- **Characterful Architecture:** Charming period features such as pitched ceilings in the loft, original brickwork, and solid timber beams evoke timeless appeal and add value to a contemporary retrofit.
- **Large Communal Areas:** Generous open-plan spaces on the lower levels provide room for a communal kitchen/lounge, utility facilities, and co-living social zones. Garden surrounds the property which also includes an outbuilding/garage.
- **Ideal for Professionals or Students:** With high local rental demand, this HMO is ideal for accommodating tenants seeking comfortable, well-located, and stylish shared living.

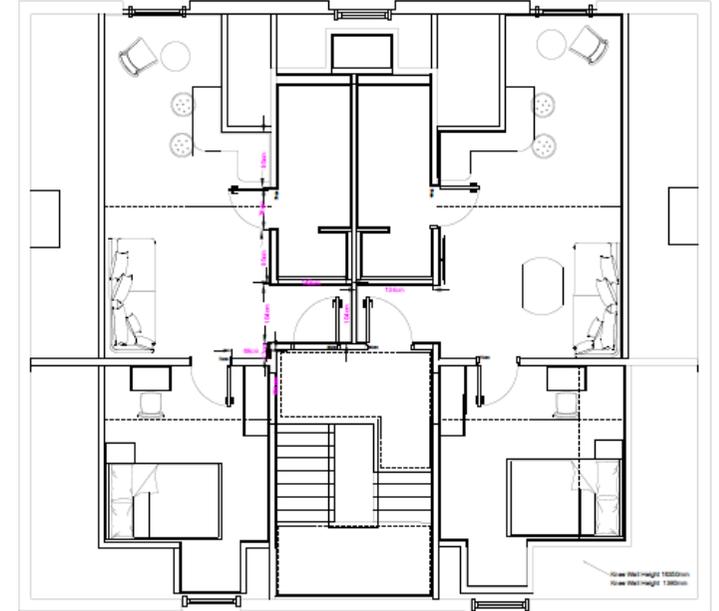
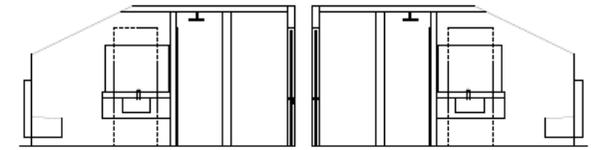




Ground Floor



First Floor



Second Floor

39 Kirkley Cliff Road, Lowestoft
Approved Plans for 10 bed HMO

See page 4 for more information



COMMERCIAL PROPERTY SERVICES

Investment Potential

With a full 10-bed HMO conversion, this property is positioned to generate strong rental yields and long-term capital growth. The size and scale of the building lend themselves perfectly to en-suite bedrooms or modern shared bathroom setups, depending on layout preferences.

Location Highlights

Located a stone's throw from the award-winning Lowestoft South Beach, the property offers easy access to local amenities, public transport links, schools/colleges, and the town centre. Whether targeting student renters or young professionals, the demand for high-quality shared accommodation in this area continues to grow.



Energy performance certificate (EPC)

R AND R MOTEL
39 KIRKLEY CLIFF ROAD
LOWESTOFT
NR33 0DB

Energy rating

D

Valid until: 18 February 2031

Certificate number: 6919-0122-7000-0131-9296

Property type

Detached house

Total floor area

339 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



39 Kirkley Cliff Road, Lowestoft, NR33 0DB

Approved Plans - Scale 1:150

Ground Floor 181.43m² Ceiling Height 300cm	First Floor 103.85m² Ceiling Height 263cm	Second Floor 72.97m² Ceiling Height 248cm (182 average)
Total Bedroom Space: 50.34m ² Total Bathroom Space: 11.24m ² Total Kitchen Space: 19.30m ² Hallway: 20.74m ² Landing: 6.00m ² Office: 8.73m ² Lobby: 18.34m ² Electric Room: 1.83m ² Boiler Room: 2.53m ² Public Toilet: 3.92m ² Bedrooms furniture coverage: 10.2m ² Bedrooms furniture free space: 40.14m ²	Total bedroom space: 84.28m ² Total bathroom space: 18.24m ² Hallway: 16.55m ² Landing: 3.34m ² Bedrooms furniture coverage: 19.5m ² Bedrooms furniture free space: 64.78m ²	Total bedroom space: 56.17m ² Total bathroom space: 8.32m ² Landing: 7.88m ² Bedrooms furniture coverage: 11.52m ² Bedrooms furniture free space: 44.65m ²

Please Note: This property is being sold via Secure Sale online bidding (auction) - Terms and conditions apply.

Please see following link for more details: <https://www.pattinson.co.uk/auction>

Steel & Co Commercial Property
 Services Office
 Tel: 01502 446000

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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