

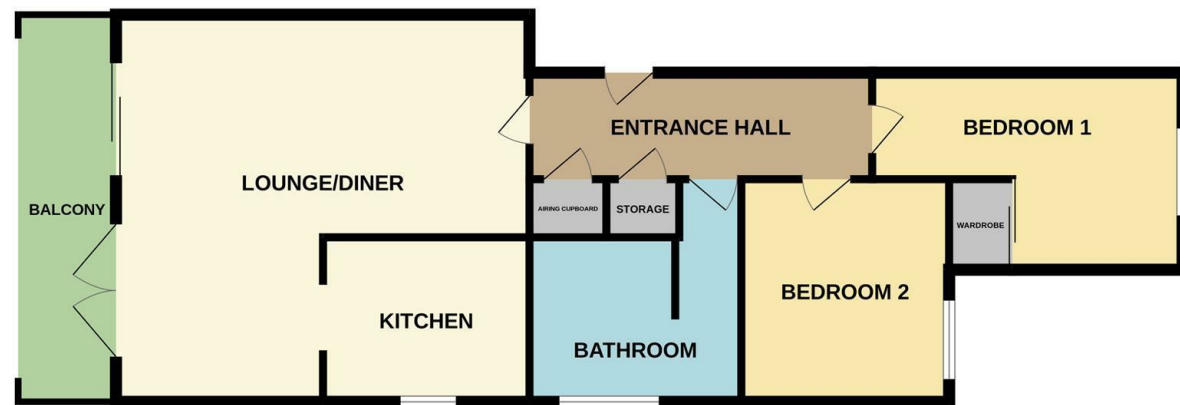
Tenure: Leasehold
 Council Tax Band: D
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£220,000
 Asking Price



GROUND FLOOR



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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Elizabeth Court, Kirkley Cliff Road
 Kirkley, NR33 0DJ

- Spacious lounge/diner
- Chain free
- Stunning panoramic sea views
- Gorgeous veranda terrace
- Allocated off road parking
- Spacious bathroom with a separate bath & shower
- Situated on the third floor accessible via stairs or a lift
- Close to local amenities and shops
- Two separate bedrooms
- Private and direct access onto Lowestoft beach



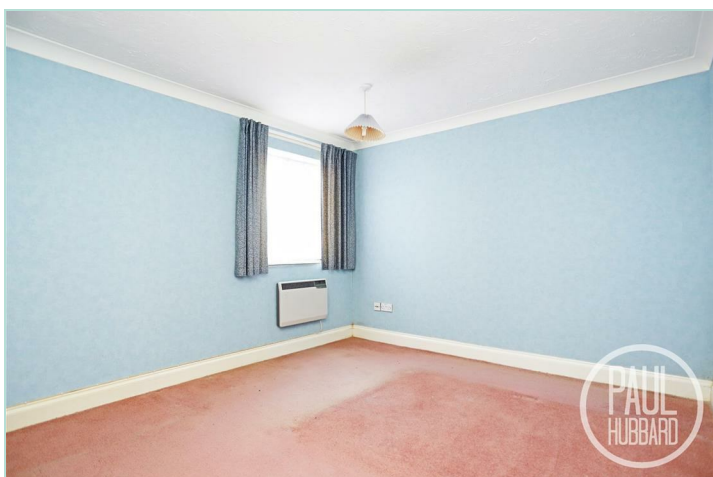
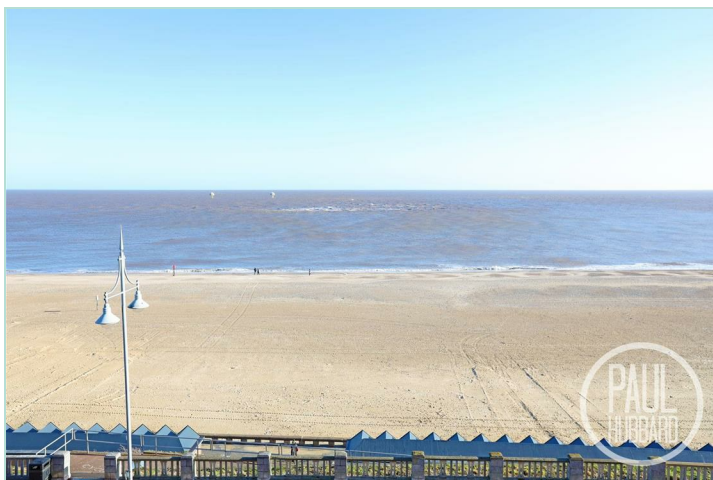
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Entrance hall

Entrance door to the side aspect, fitted carpet, storage heater, fuse board, doors opening to a storage cupboard, airing cupboard and all other internal rooms.

Lounge/ diner

6.10m max x 1.52m.24.69m max
Fitted carpet, x2 storage heaters, electric fireplace, French doors & sliding doors open to the balcony and an opening leads through to the kitchen.

Kitchen

3.03 x 2.49
Vinyl flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel 1.5 sink & drainer with mixer tap, built in oven & electric hob, integrated extractor hood & dishwasher, spaces for a fridge, freezer and washing machine.

Bedroom 1

4.37 max x 2.83 max
Fitted carpet, UPVC double glazed window to the front aspect, electric radiator, storage heater and fitted wardrobes.

Bedroom 2

3.57 x 3.12
Fitted carpet, UPVC double glazed window to the front aspect and a storage heater.

Bathroom

3.30 max x 3.14 max
Fitted carpet, UPVC double glazed obscure window to the side aspect, part tiled walls, heated towel rail, suite comprises of a toilet, a wash basin with hot & cold taps set into a vanity unit, a panelled bath with hot & cold taps and an electric shower with a hand held attachment set into a cubicle enclosure.

Outside

This residence offers a balcony with a stunning sea view, designated car parking space as well as a communal garden at the rear, providing direct access to the promenade.

Agent note

Situated on the third floor, this property boasts the convenience of an elevator for added accessibility.

Lease information

The lease is for 999 years from the 29 September 1990.
The service charge is currently £1,650 per annum with includes building insurance, communal areas and gardens maintenance, also lift maintenance. The ground rent is £50 per annum.

Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

