

Tenure: Leasehold
 Council Tax Band: B
 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	72	73
(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	

£210,000
 Guide Price



Beachmans Court, Wilson Road
 Pakefield, NR33 0HZ

- Guide: £210,000 - £220,000
- A stones throw from Pakefield beach
- Walking distance to local amenities
- Ground floor apartment
- 2 Double bedrooms
- Spacious throughout
- Allocated parking space
- Separate entrance hall
- Sizeable lounge/diner
- Gas central heating



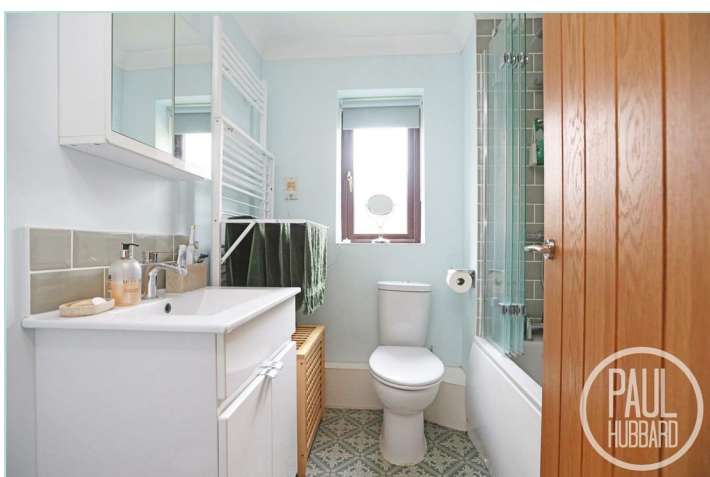
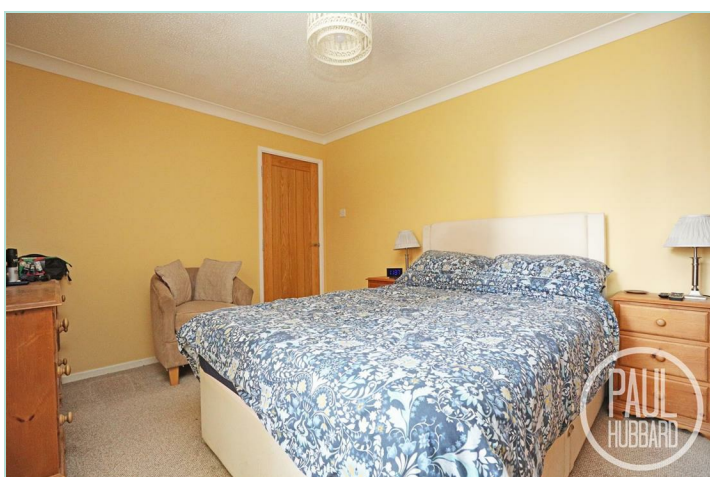
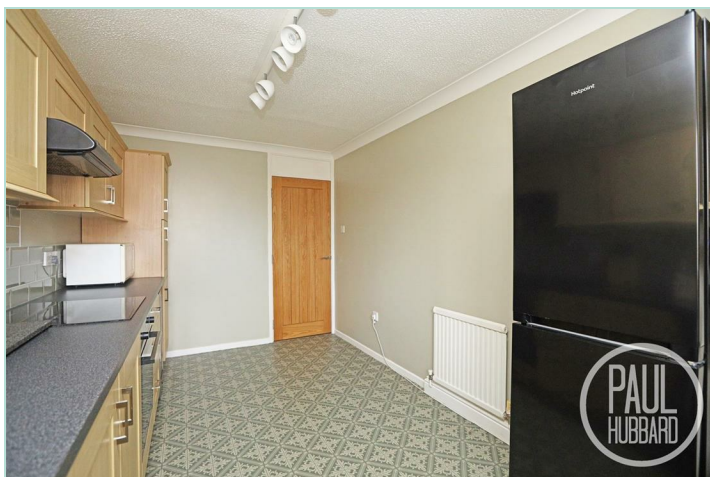
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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Location

This 2 bedroom apartment is situated just a stones throw from the beach and local amenities in the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with breath-taking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

Entrance hall

Entrance door to the side aspect, carpet flooring throughout, radiator, telecom system, oak veneer doors opening to the kitchen/breakfast room, lounge/diner, bathroom, bedrooms 1-2 and a built in cupboard.

Kitchen/breakfast room

4.55 x 2.50
UPVC double glazed window to the front aspect, vinyl flooring throughout, radiator, wall mounted gas boiler, part tile walls, units above and below, laminate work surfaces, composite sink with drainer, extractor fan, 4 ring induction hob, integrated oven and space for appliances including a washing machine and fridge/freezer.

Lounge/diner

5.15 x 3.55
UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

Bathroom

1.96 x 1.95
UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, heated towel rail, toilet, vanity unit with inset hand wash basin and a bath with mains fed shower above.

Bed 1

3.96 x 2.98
UPVC double glazed window to the side aspect which benefits from a glimpse of sea views, carpet flooring throughout, radiator and space for a double bed.

Bed 2

3.96 x 1.92
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and space for a double bed.

Agent Note

- This apartment is on a 999 year lease
- Service and maintenance charges are approx. £80pcm (subject to change)

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.

