

£245,000
Offers In The Region Of



Kirkley Cliff Road

Lowestoft, NR33 0DE

- A stones throw from the beach
- Luxurious self contained ground floor apartment
- Large master bedroom
- Allocated off road parking
- Close to local amenities
- Modern kitchen
- Newly fitted gas combi boiler
- Feature high ceilings
- Basement room
- Share of freehold





Location

This beautifully presented self contained ground floor flat is situated just a stones throw from the beach and local amenities. Lowestoft is 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 Porch

1.74m x 1.64m

Double glazed front door with obscure glazed side panels, laminate flooring throughout and a solid oak door to:

Hall

7.88m x 1.46m

Wood effect laminate flooring throughout, loft access hatch, radiator and solid oak doors opening to the sitting room, kitchen, bathroom, WC and master bedroom.



Sitting Room

5.11m x 4.17m

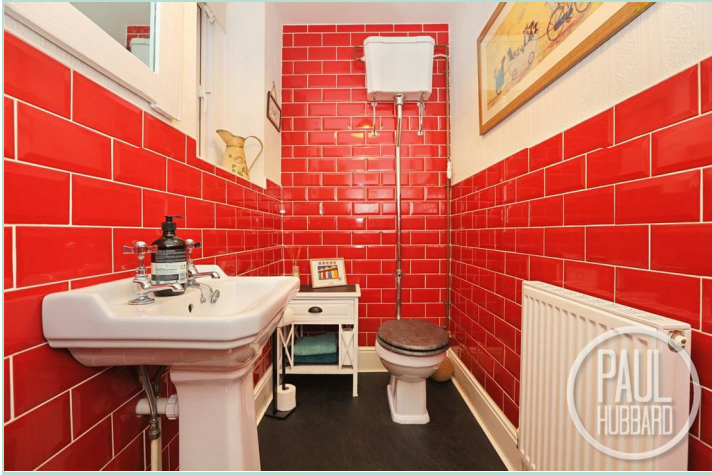
Original timber framed window to front aspect with fitted shutter blinds (negotiable to stay), carpet flooring throughout, x2 radiators and feature high ceilings.

Kitchen/Diner

6.86m x 2.01m

Single glazed window to front aspect with fitted shutter blinds (negotiable to stay), a range of modern fitted wall and base units with rolled edge work surfaces, and inset sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric oven, integrated tumble dryer and fridge/freezer. Space for washing machine, a newly fitted wall mounted gas fired central heating boiler, space for dining table, recessed spot lights and loft access hatch.





Bathroom

1.93m x 1.58m

Modern suite comprising of a hand wash basin set in vanity unit, bath with mains fed shower over and glazed shower screen, tile flooring throughout, fully tiled walls, a recently fitted towel radiator and obscure double glazed window.

Cloakroom

2.33m x 1.17m

High level W.C, pedestal hand wash basin, radiator, tiled walls, tile flooring and a obscure double glazed window.



Master Bedroom

4.46m max x 4.13m

A sizeable double bedroom with UPVC double glazed windows to side aspect, carpet flooring throughout, a radiator, built in wardrobes and a solid oak door opening to stairs leading to the basement level with UPVC double glazed window to side aspect.

Basement Room

4.34m max x 3.76m max

A fully tanked and renovated basement room which has the potential to be used as a second bedroom or study (stp), with carpet flooring throughout, recessed spotlighting, a radiator and curtain opening to an understairs storage area.



Outside

To the front is a tarmac driveway with an allocated off road parking space. Leading to the side of the property, a gate leads to the walled communal gardens with open views of the beach and sea, with gated access to the promenade.

Agent Note

- Maintenance charge- £180pcm

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.



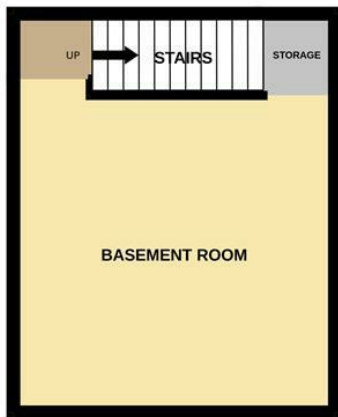




Tenure: Share of Freehold
 Council Tax Band: B
 EPC Rating: D61
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BASEMENT LEVEL
 231 sq.ft. (21.5 sq.m.) approx.



GROUND FLOOR
 876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 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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