

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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. Made with Metropix ©2024



£995 Per  
Per Calendar Month



## Victoria Court Kirkley, NR33 0DE

- Generously proportioned maisonette
- Allocated off road parking
- Period features throughout
- Double & secondary glazing
- Gas central heating
- Private patio area & communal garden
- Direct access to promenade & stunning sea views
- Cellar with ample storage space
- Modern kitchen & bathroom
- Walking distance to local amenities & shops



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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 front aspect, wooden floor, window to the side aspect, x3 radiators, x3 storage cupboards and doors opening to the bedroom, bathroom, basement & dining room.

### Bedroom

4.36 into bay x 4.09 max  
Fitted carpet, bay window to the front aspect and a radiator.



### Bathroom

2.98 x 2.09  
Tile flooring, part tiled walls, heated towel rail, toilet, pedestal wash basin with hot & cold taps, free standing roll top bath with a mixer tap & a hand held shower attachment, mains fed shower set into a cubicle enclosure and an extractor fan.

### Dining room

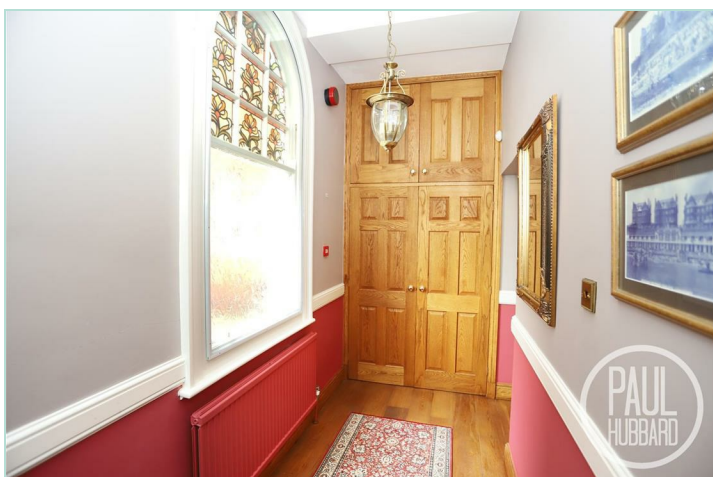
4.09 x 3.92  
Fitted carpet, radiator, serving hatch and an archway opening leading through to the sitting room.

### Sitting room

5.76 into bay x 4.69 max  
Fitted carpet, x3 radiators, x3 UPVC double glazed windows to the rear aspect, period fireplace and a door opening into the kitchen.

### Kitchen

4.11 x 2.51  
LVT flooring, radiator, feature pendant lights, units above & below, laminate work surfaces, inset composite 1.5 sink & drainer with mixer tap, integrated fridge, freezer & dishwasher, gas hob, electric oven and a door leading out to the garden area.



### Basement

Stairs lead down to the basement which provides ample storage space with laminate flooring & x2 storage heaters.

### Outside

The property features steps leading to a private patio area, transitioning seamlessly to a communal laid lawn offering expansive sea views. Surrounding shrubs enhance privacy while adding to the aesthetic and direct access is provided to the promenade.

### Application note

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

\*Deposit - Deposit is usually 5 weeks rent.

\*\*Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.

### Agent note

This charming property highlights a range of period features that add unique character. High ceilings create a spacious feel throughout, while ceiling roses, detailed cornices and Victorian glass make this home a perfect blend of classic beauty and modern comfort.

