

£170,000  
Asking Price



## Kirkley Cliff Road Suffolk, NR33 0DB

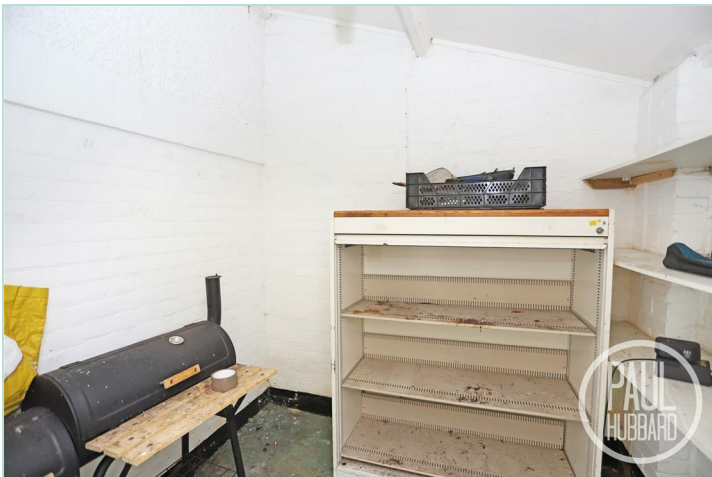
- Maisonette set over 3 floors
- 4 double bedrooms
- Balcony with sea views
- Private rear garden
- Off road parking & garage
- Period features throughout
- Conveniently located close to Kirkley shopping village
- Chain free
- Exciting opportunity for a renovation project
- Walking distance to award winning beach





### 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 breathtaking 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.



### Lean to

3.49 x 2.27

A sliding door opens to the lean to which comprises, timber frame windows, a stained glass window and doors opening to the garden store & the properties main entrance.

### Garden store

2.36 x 1.80

A spacious & versatile garden store, perfect for housing tools, equipment and seasonal items, ensuring your outdoor space remains tidy and well organised.



### Entrance hall

Parquet flooring, a stained glass window to the rear aspect and doors open to the stairs, which lead up to the first floor landing.

### Stairs leading to the first floor landing

The landing features a split-level design, with one step leading to the rear section of the house and four steps ascending to the front section.

### Rear landing

Exposed wood flooring, radiator and doors opening to the kitchen, bedroom 2, bathroom & a storage room.

### Bathroom

2.09 x 1.92

Vinyl flooring, timber frame obscure window to the side aspect, radiator, part tiled walls, suite comprises a toilet, pedestal wash basin with mixer tap and a panelled bath with a mixer tap & a hand held shower attachment.



### Bedroom 2

3.89 max x 3.82 max

Fitted carpet, timber frame windows to the rear aspect, radiator and a built in storage cupboard.



### Kitchen

3.86 x 3.34

Exposed floorboards, timber frame window to the rear aspect, radiator, tile splash backs, units above & below laminate work surfaces, inset stainless steel 1.5 sink & drainer with mixer tap, built in oven, gas hob, stainless steel extractor fan and space for a fridge freezer & washing machine.

### Storage room

2.22 x 0.90

Exposed floorboards & fitted carpet and a timber frame obscure window to the side aspect.



### Front landing

Laminate flooring, radiator, timber frame windows to the front & rear aspect and doors opening to the sitting room, balcony, bedroom 1 and stairs.

### Sitting room

6.59 into bay x 4.20 max

Laminate flooring, x2 radiators, period fireplace and timber frame bay windows to the front aspect.

### Balcony

4.54 x 1.17

A balcony with outdoor lighting and sea views.



### Bedroom 1

4.72 max x 4.01 max

Exposed floorboards, radiator, timber frame windows to the front aspect and a door opening into the en-suite shower room.

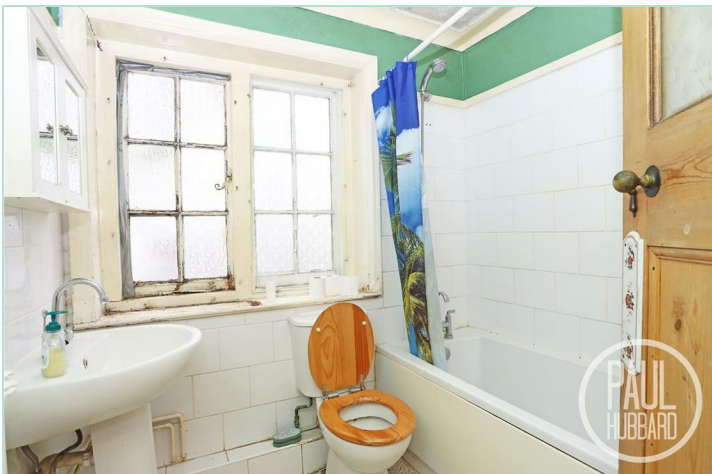
### En-suite

2.26 x 1.66

Exposed floorboards, timber frame window to the rear aspect, tiled walls, suite comprises a toilet, dual wash basins with hot & cold taps set into a storage unit and a shower tray.

### Stairs leading to the second floor landing

Timber staircase, radiator, loft access, storage cupboard and doors opening to bedrooms 3-4 & the airing cupboard.



### Bedroom 3

4.85 x 2.83

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and eaves storage cupboards.

### Bedroom 4

3.31 x 2.76

Fitted carpet, x2 UPVC double glazed windows to the rear & side aspect and a radiator.





### Outside

At the front, gate access opens to a pathway that leads along the side and around to the back of the property, with an additional gate providing entry to the garden.

This spacious westerly-oriented garden offers ample outdoor space, including a laid lawn and a detached garage, all fully enclosed by a brick wall for added privacy.

### Lease information

The number of years left to run 963 years.  
Ground rent £5.00 per annum, service charge is noted in the Lease to be 50% of the costs of the Landlord's maintenance and insurance costs.

### Agent note


- This property benefits from a right of way through the side and rear garden of number 32, providing pedestrian access to the entrance of 32a.

- This property requires renovations throughout, including works on windows, the en-suite bathroom and the rear gate.

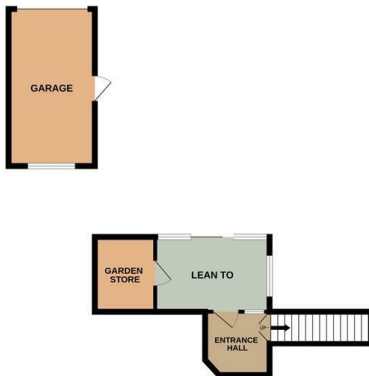
### Financial services

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: Leasehold  
 Council Tax Band: B  
 EPC Rating: E  
 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	50
(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	

GROUND FLOOR



1ST FLOOR



2ND 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.  
 Made with Metropix ©2024

**Paul Hubbard Estate Agents**  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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