

£290,000
Asking Price

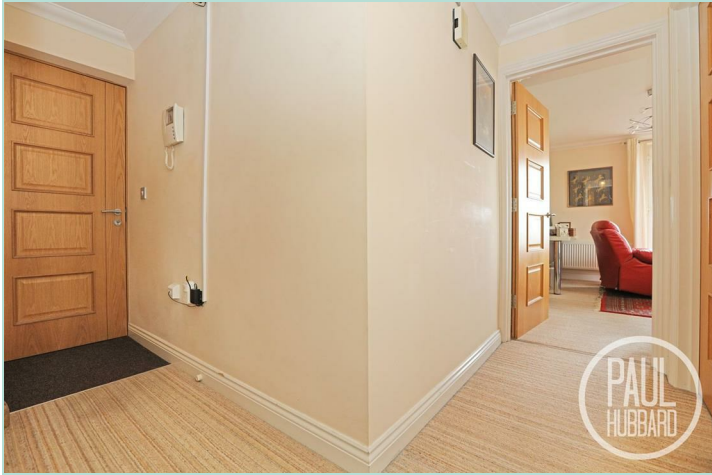


Kirkley Cliff Road

Lowestoft, NR33 0BF

- Stunning panoramic sea views
- Well presented penthouse apartment
- Two double bedrooms
- Allocated parking space and external storage
- Two Private Balconies
- Newly fitted gas combi boiler
- Open plan living area
- Separate entrance hall
- A stones throw from the beach
- Popular Pakefield location

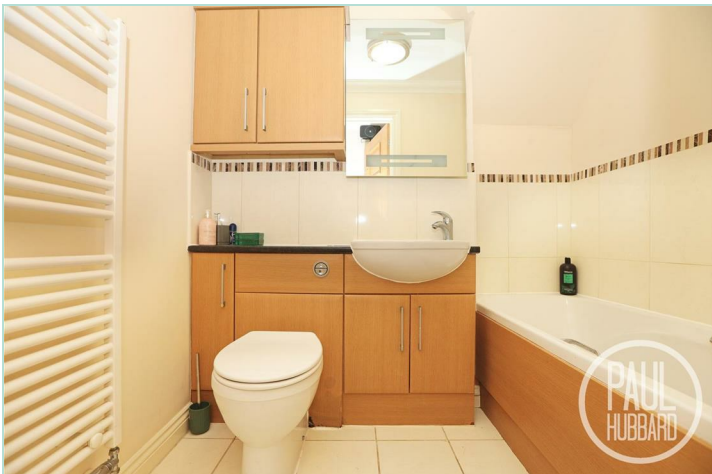
**PAUL
HUBBARD**



Summary

This well presented seaside top floor penthouse apartment is situated just a stones throw from Lowestoft and Pakefield's award winning beaches, benefitting from stunning sea views from x2 panoramic balconies, x2 double bedrooms, a bathroom, ensuite, allocated off road parking and open plan living area!

Pakefield is a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, 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.



Communal Hallway

The communal hallway has stairs and a lift which rise to all floors and a door to the rear aspect which opens to allocated off road parking spaces.

Entrance Hall

Entrance door to the front aspect, carpet flooring throughout, radiator, telephone point, video intercom system and doors opening to the bathroom, bedrooms 1-2 and the main living area.



Main Living Area

6.52m max x 3.85m max

An open plan living space benefitting from stunning panoramic sea views, comprising a lounge and kitchen/breakfast area.

Lounge

4.33m x 3.85m

UPVC double glazed windows and doors to x2 balcony's with panoramic sea views, carpet flooring throughout, x2 radiators and an opening to the kitchen/breakfast area.

Kitchen/Breakfast Area

2.20m x 3.28m

x2 UPVC double windows to the side aspect offering panoramic sea views, vinyl flooring throughout, tile splash backs, range of units above and below, cupboard housing a newly fitted gas combi boiler, spotlighting, granite effect work surfaces over, double stainless steel sink with granite effect drainer, stainless steel extractor fan, range of appliances including a double Neff electric oven, matching electric hob, integrated washer/dryer, fridge and freezer.





Bedroom 1

3.91m into dormer x 3.24m max

UPVC double glazed dormer window to the rear aspect, carpet flooring throughout, radiator and door opening to the en-suite.

Ensuite Shower Room

2.05m x 1.61m max

Ceramic tiled flooring throughout, tiled shower cubicle with mains fed head, low level WC with enclosed cistern, hand wash basin in vanity unit, heated towel rail and tiled splash backs.

Bedroom 2

3.26m x 2.50m

UPVC double glazed sash window to the rear aspect, carpet flooring throughout, radiator and a loft hatch leading to a bordered loft space.



Bathroom

2.08m x 1.69m max

Ceramic tiled flooring throughout, panel bath, hand wash basin in vanity unit, low level WC with enclosed cistern, tiled splash backs, heated towel rail and a wall mirror with built in lighting.

Outside

Well kept communal gardens, allocated parking space and allocated bike shed.



Agent Note

- Share of the Freehold
- Maintenance charges- £200pcm which covers building maintenance and insurance

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.



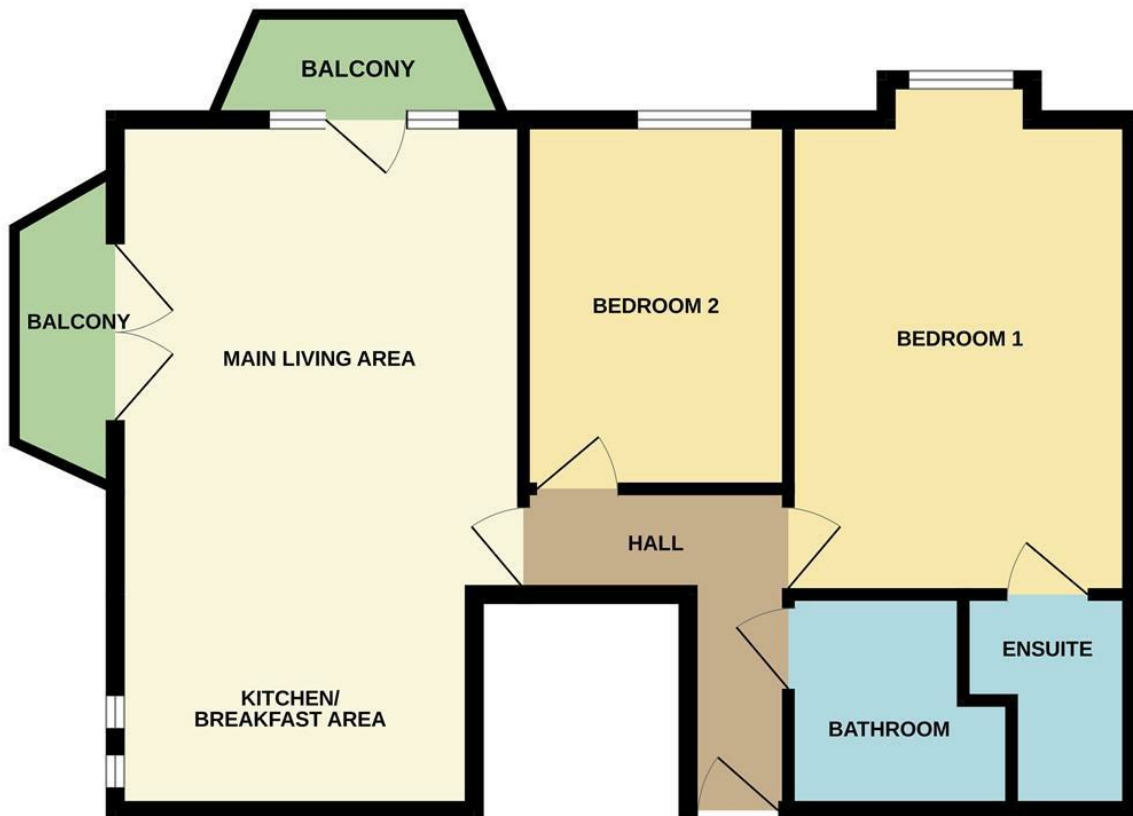




Tenure: Share of Freehold
 Council Tax Band: B
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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	

KINGSWEAR COURT
 634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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