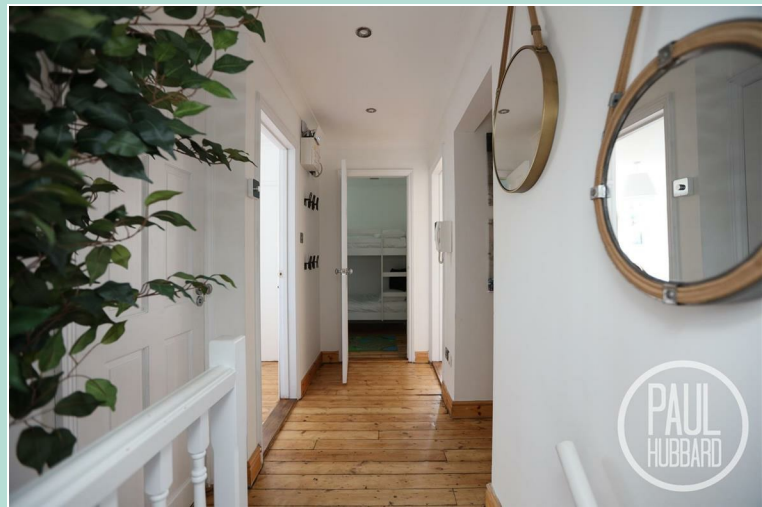
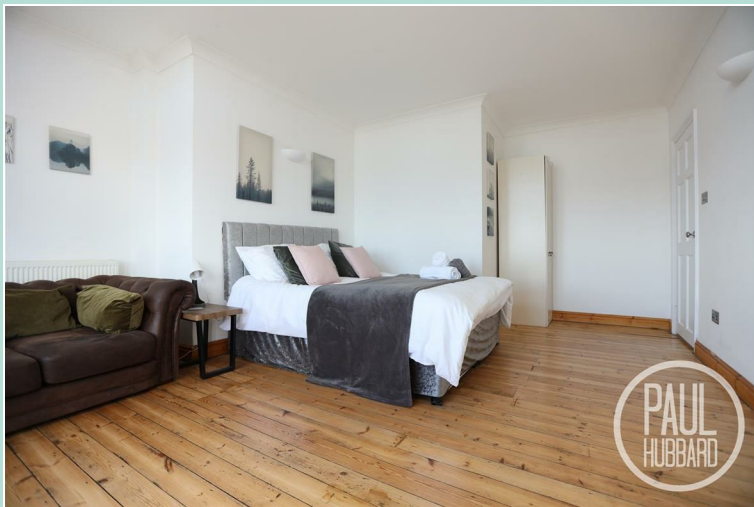


£220,000
Asking Price



Gunton Cliff

Gunton, NR32 4PE

- Ground floor apartment set in a period building
- 2 double bedrooms
- Off road parking for multiple vehicles
- Set on a sought after road in Gunton
- Stunning sea views
- Garage
- Rainfall shower
- Tasteful neutral decor throughout
- West facing communal rear garden
- Conservatory





Location

Nestled in the heart of Gunton, on the waters edge, this property benefits from stunning sea views. It is positioned in the main town of Lowestoft which is home to award-winning sandy beaches and breathtaking Victorian seafront gardens, you'll feel like you're living in a postcard. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalize your taste buds. 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, you'll have the best of both worlds: a beautiful coastal retreat with easy access to the city.



Entrance Hall

Entrance door to the side aspect opening into a welcoming reception hall, solid wood flooring throughout, doors opening into to a shower room, bedrooms 1-3 and steps leading down to the main living area.

Kitchen / Living Area

4.5m max x 4.5m

An open plan living space comprising of a UPVC double glazed window to the side aspect, sliding door to the rear aspect opening into the conservatory, wood effect laminate flooring throughout, radiator and central solid wood breakfast bar.



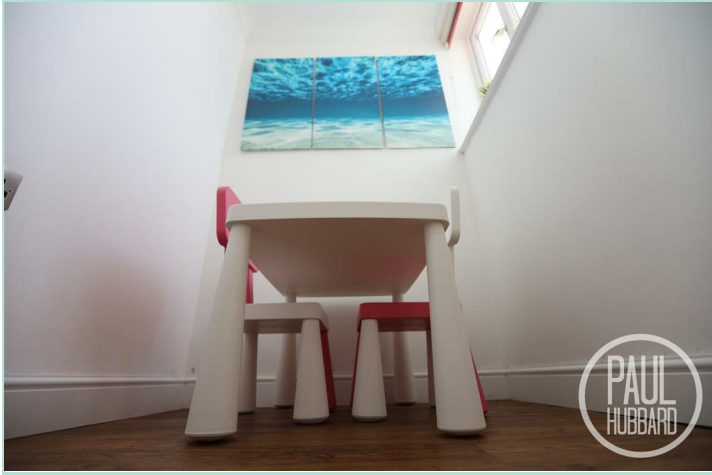
The kitchen features a selection of units above and below, solid wood work surfaces, part tile walls, a stainless steel sink with drainer, cupboard housing the gas boiler, space for a fridge, integrated washing machine, dishwasher, oven, extractor fan and 4 ring ceramic hob.

Conservatory

2.9m x 2.3m

UPVC double glazed sliding doors to the rear aspect opening into the garden area and wood effect laminate flooring throughout.





Shower Room

3.0m x 1.3m

A modern shower room comprising of wood effect laminate flooring throughout, heated towel rail, a good size mains fed shower behind a glass screen, vanity unit with inset wash basin and toilet with hidden cistern.

Bedroom 1

6.4m into bay x 4.2m

A sizeable master bedroom with UPVC double glazed bay window to the front aspect benefitting stunning sea views, solid wood flooring throughout and a radiator.



Bedroom 2

5.4m x 3.2m max

A double bedroom with UPVC double glazed window to the front and side aspects benefitting stunning sea views, solid wood flooring throughout, radiator, feature windows and hidden door to bedroom 3.

Bedroom 3

2.0m x 1.9m

Solid wood flooring throughout, radiator and door opening back through to the main entrance hall.



Outside

At the front of the property a large brick weave car park offers space for off road parking and set of steps leads up to the main entrance door. At the side a small road leads up to double gates which open to the communal garden area at the rear.

At the rear of the property a large west facing communal garden offers outdoor space along with off road parking, a garage and a communal garden storage cupboard.

Lease information

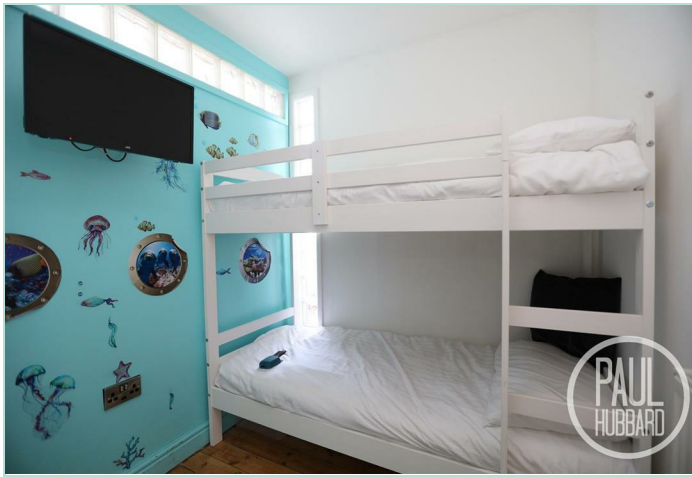
The service charge is £45 per month. This includes building insurance & maintenance. There is 979 years remaining on the 999 year long lease.

Financial services


Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for you. Why not call or email in today to arrange your free, no obligation quote.







Tenure: Share of Freehold
 Council Tax Band: B
 EPC Rating: D
 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		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND 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.
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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