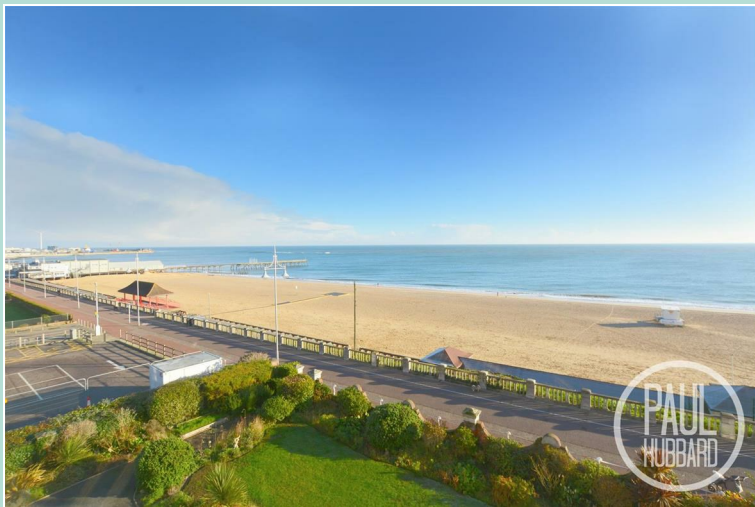


£250,000  
Asking Price



## Kirkley House

Kirkley, NR33 0DE

- Spacious apartment with gorgeous sea views
- Situated on the 2nd floor
- A stunning building equipped with a passenger lift
- 2 double bedrooms
- Communal garden with direct access to promenade
- Allocated off road parking
- Period features
- UPVC double glazing throughout
- Neutral decor throughout
- Walking distance to Kirkley shopping village

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**PAUL  
HUBBARD**





### 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

Laminate flooring, radiator and doors opening to the lounge/diner, kitchen, bedrooms 1-2 and the shower room.

### Sitting room

5.81 into bay x 4.93

Laminate flooring, UPVC double glazed bay window to the rear aspect, UPVC double glazed window to the side aspect, x2 radiators and a period fireplace.



### Kitchen

2.85 x 2.22

Tile flooring, UPVC double glazed window to the side aspect, radiator, spotlights, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built in oven, electric hob & extractor hood and an integrated fridge.



### Shower Room

2.51 x 1.69

Tiled walls & flooring, spotlights, extractor fan, heated towel rail, fitted storage cupboard, suite comprises a toilet, wall mounted wash basin with mixer tap and a mains fed shower set into a cubicle enclosure.



### Bedroom 1

3.91 x 3.52

Fitted carpet, x2 UPVC double glazed windows to the front aspect, radiator and built in wardrobes.

### Bedroom 2

2.32 x 2.03

Fitted carpet, UPVC double glazed window to the side aspect, radiator and a built in wardrobe.

### Outside

The communal gardens at the rear offer gorgeous sea views and feature a paved area and a well-kept lawn bordered with plants and shrubs. Residents benefit from gated access directly to the promenade and an allocated off road parking space.

### Lease information

- Each flat owns a share of the freehold
- Maintenance charge of £172 PCM (includes building insurance).

### Financial services

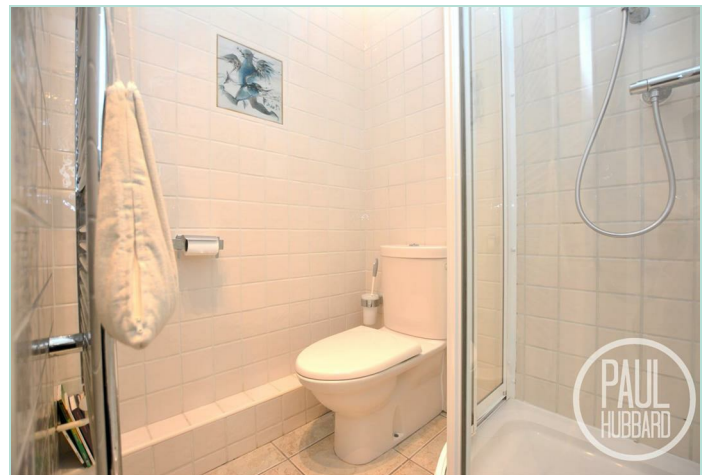
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(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	

648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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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