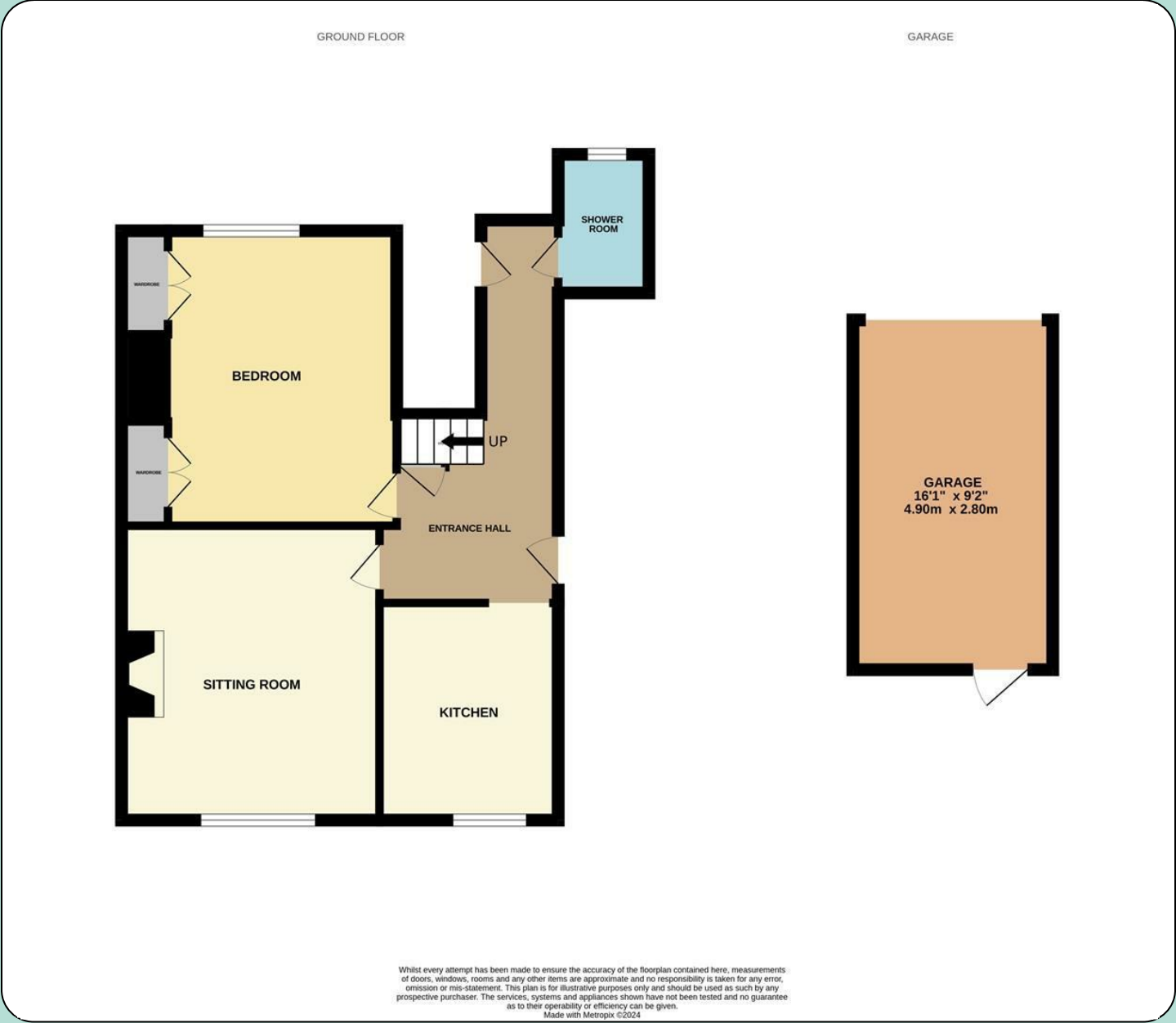
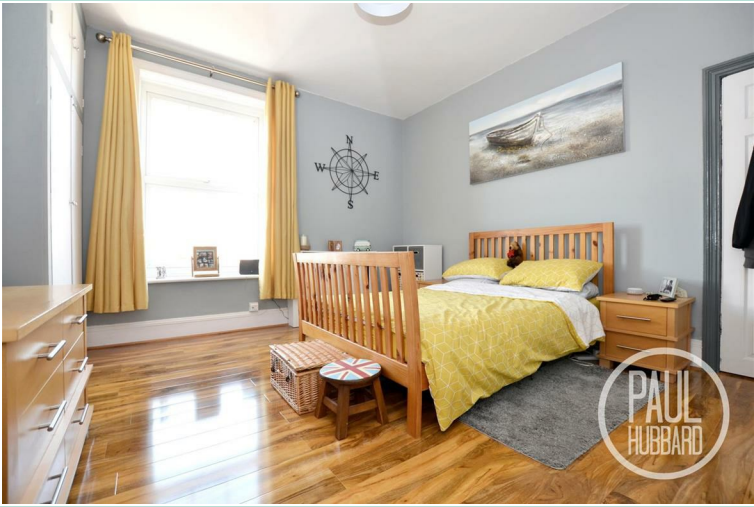


Tenure: Leasehold  
Council Tax Band: A TBC  
EPC Rating: D  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



£115,000  
Guide Price



## Kirkley Cliff Road

Kirkley, NR33 0DB

- Modern top floor apartment
- Set in a gorgeous period building
- Hallway with two separate entrances, one for the front and one for the rear
- Staircase leading to boarded loft space
- Good size double bedroom with built-in storage
- Moments from award winning beach with a glimpse of sea views
- Allocated courtyard with detached garage
- Spacious sitting room with feature brick fireplace
- Recent electrical update and rewiring 2022
- Conveniently located close to local amenities & shops



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

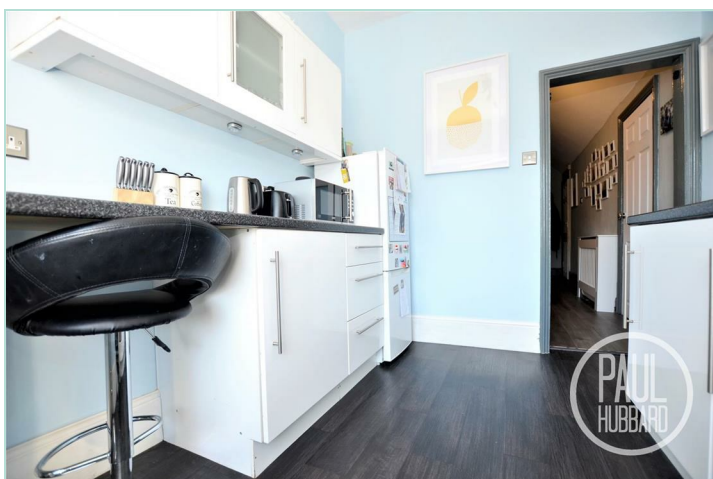
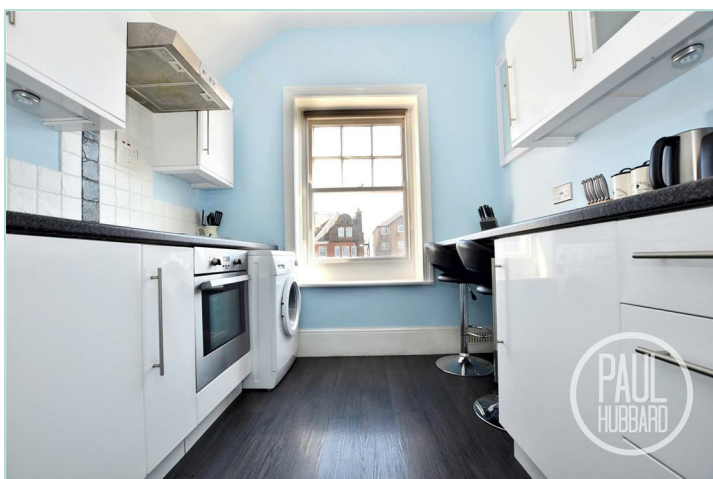
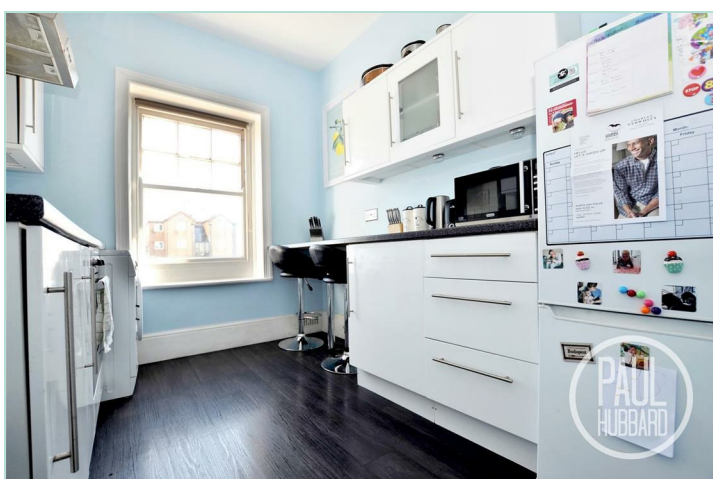
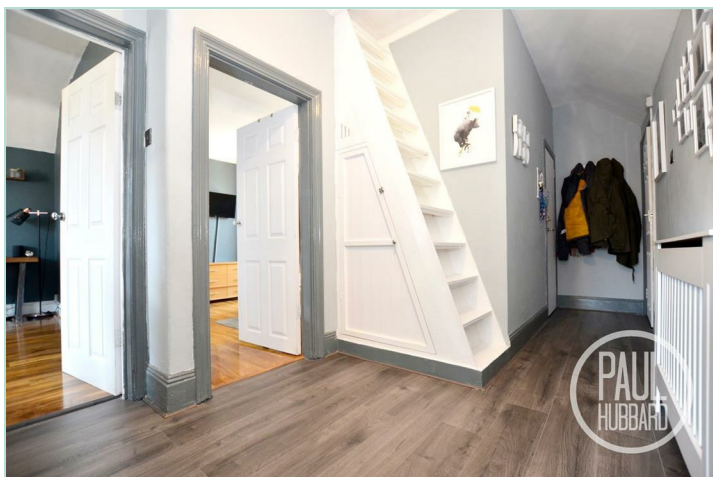
Contact Us  
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01502 531218  
info@paulhubbardonline.com

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

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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

Laminate flooring, storage heater, loft access with built-in staircase, under-stair storage, fitted cupboard (housing consumer unit), doors opening to the sitting room, bedroom, shower room, front & rear entrances and a doorway opening leads through to the kitchen.

### Shower Room

1.94 x 1.25  
Tile flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, tiled walls, toilet, wash basin set into a vanity unit with a mixer tap and an electric shower set into a corner cubicle enclosure.

### Kitchen

3.01 x 2.36  
Laminate flooring, timber frame sash window to the front aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, electric hob & stainless steel extractor hood, spaces for bar stools, fridge-freezer and a washing machine.

### Sitting Room

4.08 x 3.75  
Laminate flooring, timber frame sash windows to the front aspect, storage heater and an exposed brick fireplace.

### Bedroom

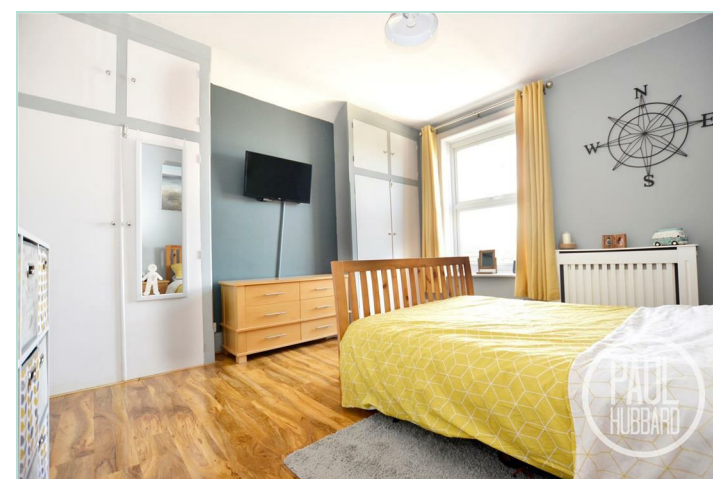
4.13 x 3.65  
Laminate flooring, UPVC double glazed window to the rear aspect, storage heater and x2 fitted wardrobes.

### Outside

An allocated courtyard to the rear of the property housing a private garage.

### Garage

4.9m x 2.8  
Up and over door to rear aspect, timber door and windows to front aspect.



### Lease Information

Lease length: 999 years from 1960  
Service charges: £840 per annum

### 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.

