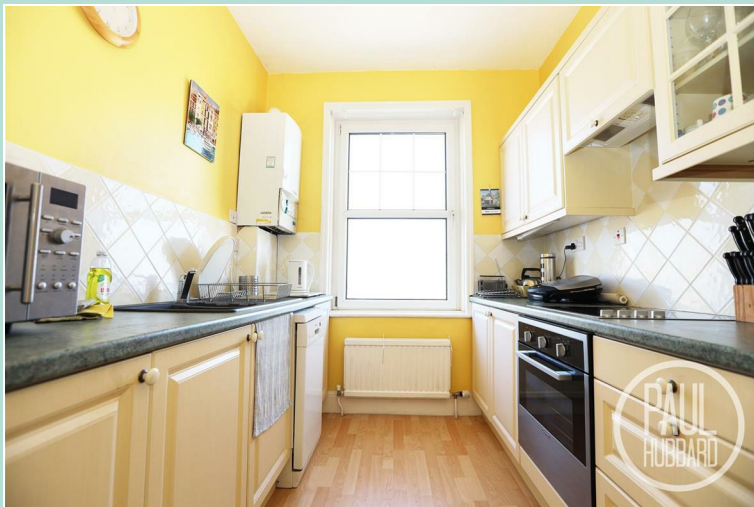


£175,000  
Asking Price



## Kirkley House

Lowestoft, NR33 0DE

- Bay-fronted apartment set in a gorgeous period building
- 2 double bedrooms
- Stunning direct sea views
- Chain free
- Modern kitchen with views of the Victorian gardens
- Shower room & additional WC
- Communal gardens with direct access onto Lowestoft beach promenade
- Spacious lounge/diner
- Walking distance to Kirkley shopping village
- Close to local amenities & schools







### Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.



### Entrance hall

Entrance door to the rear aspect, fitted carpet and doors opening to the sitting room & hallway.

### Sitting room

5.98m to bay x 4.88m

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator, fireplace, UPVC double glazed window to the side aspect and a door opens into the inner hallway.

### Hallway

Fitted carpet & laminate flooring, radiator and doors opening to the kitchen, shower room & cloakroom.



### Kitchen

3.20m x 2.24m

Laminate flooring, UPVC double glazed window to the side aspect, radiator, gas boiler, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob, extractor hood and spaces for a dishwasher and fridge-freezer.

### Shower room

2.31m x 1.62m

Laminate flooring, tile splash backs, radiator, heated towel rail, toilet, pedestal wash basin with mixer tap, walk-in mains-fed shower with a shower tray & glass doors.

### WC

1.53m x 0.82m

Laminate flooring, toilet, wall-mounted wash basin with hot & cold taps and tile splash backs.





### Bedroom 1

4.25m x 2.20m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opens into bedroom 2 & out to the communal hallway.

### Bedroom 2

3.21m x 2.33m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opening to bedroom 1.

### Outside

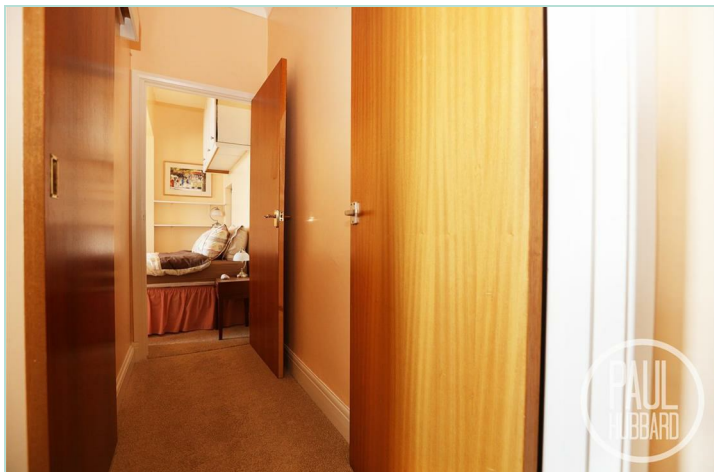
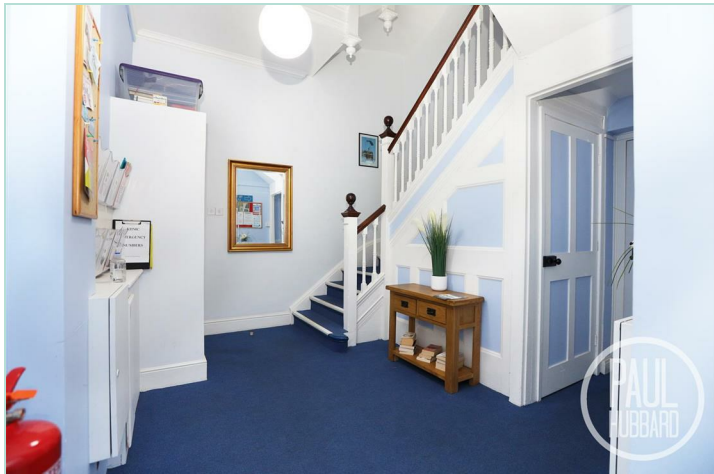
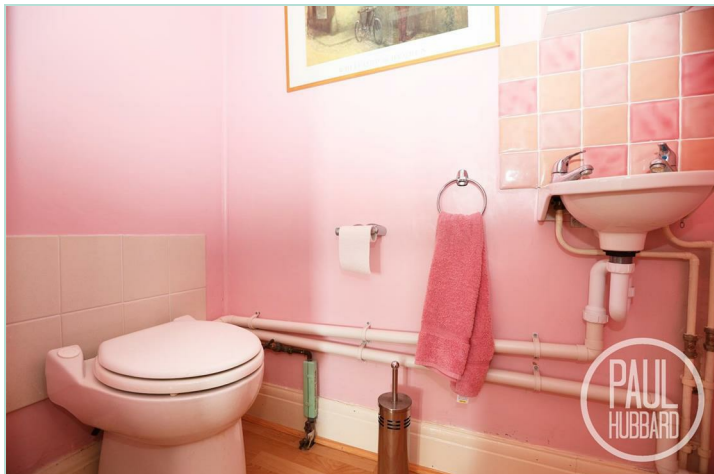
A communal garden featuring a well-maintained lawn, fully stocked plant and shrub borders, shingle edging, and a concrete patio area. Gated access at the rear leads to the promenade. Additionally, there is allocated off-road parking.

### Agent note

Maintenance- £176pcm

### Financial services

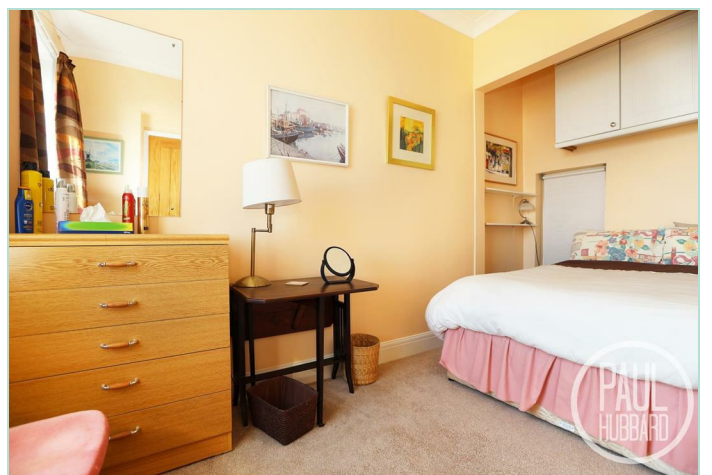
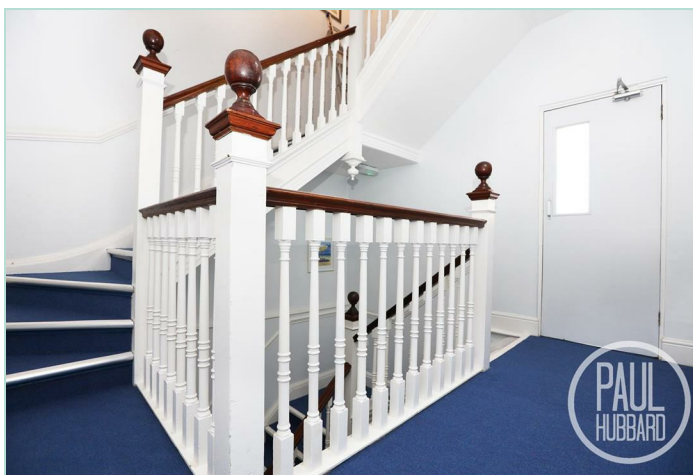
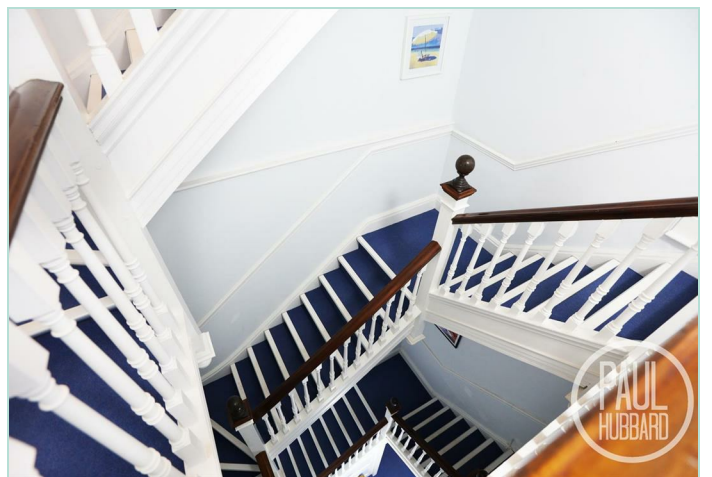
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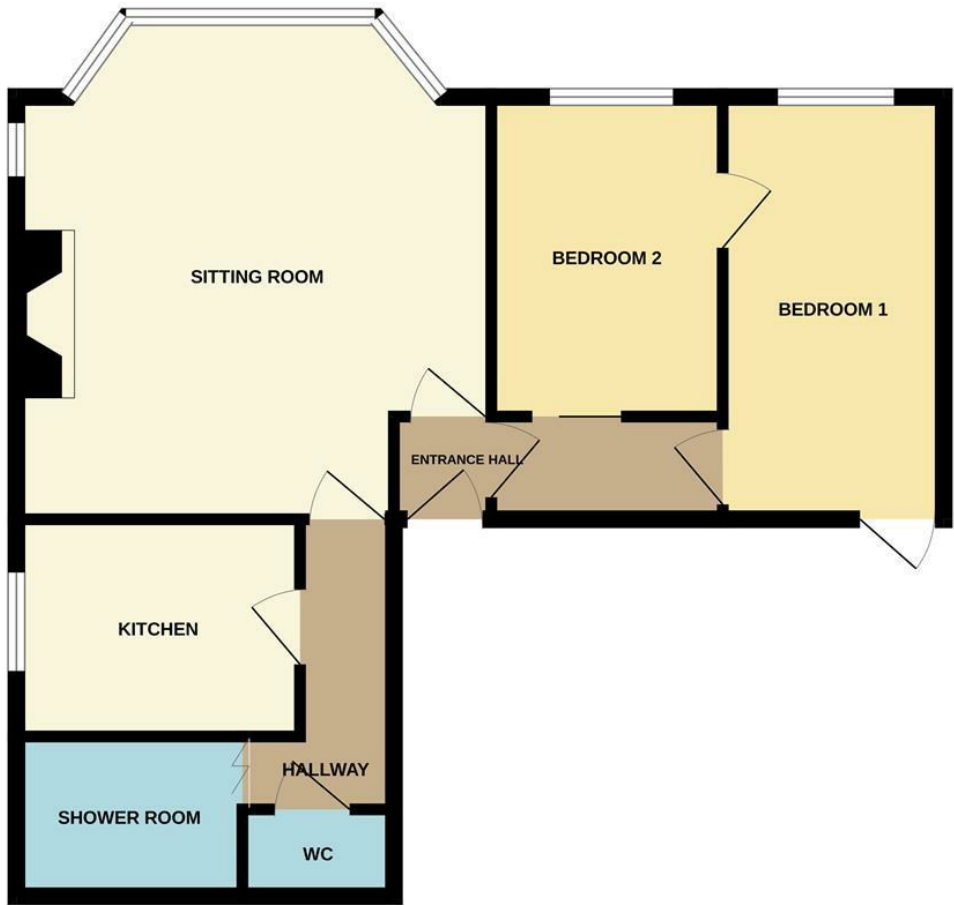




Tenure: Leasehold - Share of Freehold  
Council Tax Band: C  
EPC Rating: D  
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.9 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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**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)

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