



Lowestoft,

Guide Price £180,000

- Stunning second floor apartment in prestigious building
- Moments walk to Lowestoft Beach
- Design led shower room
- Ideally placed for local amenities
- Private grounds with CCTV & Allocated Parking
- Modern kitchen with bespoke bench seating
- Master with dressing room
- Open plan living spaces
- uPVC double glazed sash windows and plantation shutters
- Leasehold with share of freehold - 142 Years remaining

Kirkley Cliff Road, Lowestoft

Located upon Kirkley Cliff Road and just a moments walk to Lowestoft beach & Pakefield. Pakefield is a coastal village located on the outskirts of Lowestoft, Suffolk, England. Known for its serene atmosphere, Pakefield offers a beautiful stretch of sandy beach, which attracts visitors seeking a quiet and peaceful getaway. The village is home to charming seaside cottages, a handful of local shops, and picturesque views across the North Sea. Pakefield also has a rich history, with notable landmarks such as the Pakefield Church, which dates back to the 13th century, adding a sense of heritage to the area. Its proximity to Lowestoft, a bustling seaside town, allows residents and visitors to enjoy both the tranquility of a village and the amenities of a larger town.



Council Tax Band: B



Description

Welcome to 7 Old School Court, an exceptional second-floor apartment set within the prestigious surroundings of Kirkley Cliff Road, where coastal elegance meets contemporary design.

Positioned within secure, private grounds enhanced by newly installed CCTV and allocated parking, the property is accessed via a well-maintained communal entrance, setting the tone for the quality found throughout.

Step inside and you're immediately greeted by stylish parquet-effect flooring with multi zone under floor heating and a thoughtfully designed layout, where solid oak internal doors lead seamlessly to each space. The heart of the home is a beautifully appointed open-plan kitchen and living area, perfectly suited for both relaxing and entertaining. The kitchen showcases sleek, soft-close cabinetry paired with luxurious granite worktops, complemented by a full suite of integrated appliances including oven, hob, extractor, fridge freezer, dishwasher, and washing machine. A bespoke built-in bench seating area provides both character and practical storage.

Natural light pours in through elegant uPVC double-glazed sash windows, each finished with plantation-style shutters, creating a bright yet refined atmosphere throughout the apartment.

Flowing from the main living space is a versatile dressing room, ideal as a second bedroom or home office, complete with fitted wardrobe surrounds. This leads through to the impressive master bedroom, forming a cohesive and flexible living arrangement. Both rooms continue the theme of light and style, with matching sash

windows and shutters.

The bathroom has been designed with a contemporary, high-end finish, featuring a double mains-fed monsoon shower with sleek glass splashback, a modern vanity sink unit, and WC offering a luxurious, spa like experience.

Further benefits include a long lease with approximately 142 years remaining with share of the freehold, and beautifully maintained communal grounds with private gated car parking supported by an annual service charge of just £360.

This is a rare opportunity to acquire a sophisticated apartment in a sought-after coastal location, combining security, style, and convenience in equal measure.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Viewing Arrangements

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

Outgoings

Council tax Band B

Annual Service Charge - £360

Tenure

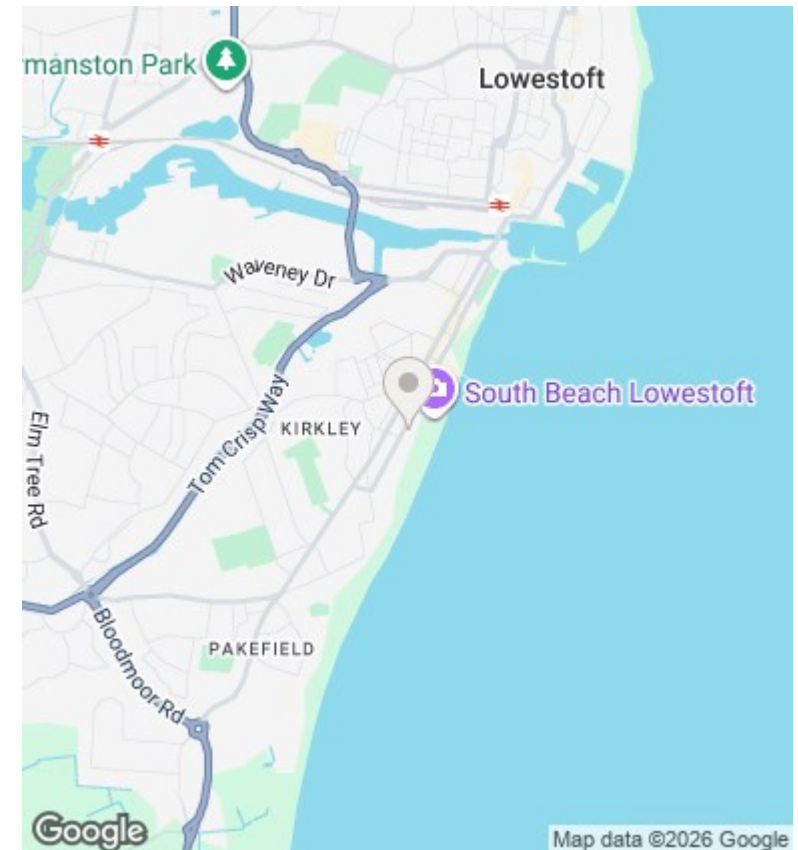
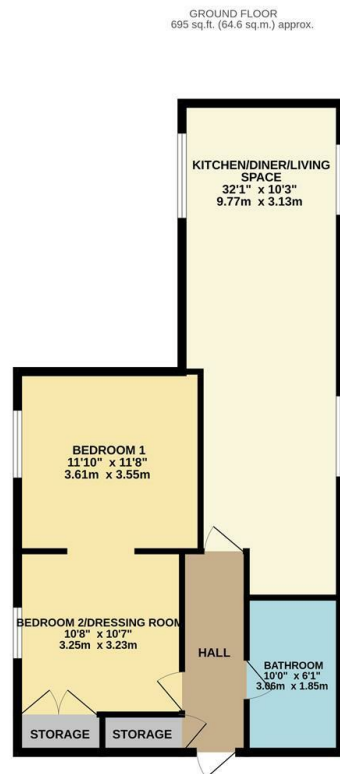
Leasehold - 142 Years Remaining

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com