

Aldreds
Estate Agents



Cliff House The Street
Corton, Lowestoft, NR32 5HN
£475,000



Cliff House The Street

Corton, Lowestoft, NR32 5HN

We are pleased to bring to the market an exceptional residential and commercial opportunity to acquire Cliff House, a unique Victorian detached property constructed of traditional flint and stone. Occupying an overall site of approximately 1,800 m², the property dates from circa 1885 and was formerly the Colman's Mustard Coach House. The property is accompanied by extensive associated land incorporating a licensed holiday park with five static holiday units.

Cliff House extends to approximately 265 m² and is situated within the popular coastal holiday village of Corton, on the East Coast of Suffolk. The property is in need of upgrading and refurbishment, offering considerable potential for a variety of residential, commercial, or mixed-use opportunities, subject to any necessary planning consents.

The ground floor currently comprises a large kitchen, three/four bedrooms, two of which benefit from hot and cold water supplies and waste connections, a spacious lounge with a working fireplace, bathroom and a separate washroom accessed from the smallest bedroom. The first floor provides two further rooms, one of which benefits from hot and cold water supplies and waste connections, large storage cupboard, bathroom, separate WC and a substantial boiler room.

Externally, the property benefits from two garages and generous off-road parking, providing ample space for multiple vehicles.

The combination of the property's historic character, substantial floor area, coastal location and associated licensed holiday park presents a rare opportunity for a purchaser seeking a property with significant potential for redevelopment, refurbishment or continued commercial use, subject to the necessary consents.





Tenure

Freehold

Services

Mains water, waste and electricity.

Heating: 1,000 Litre oil tank.

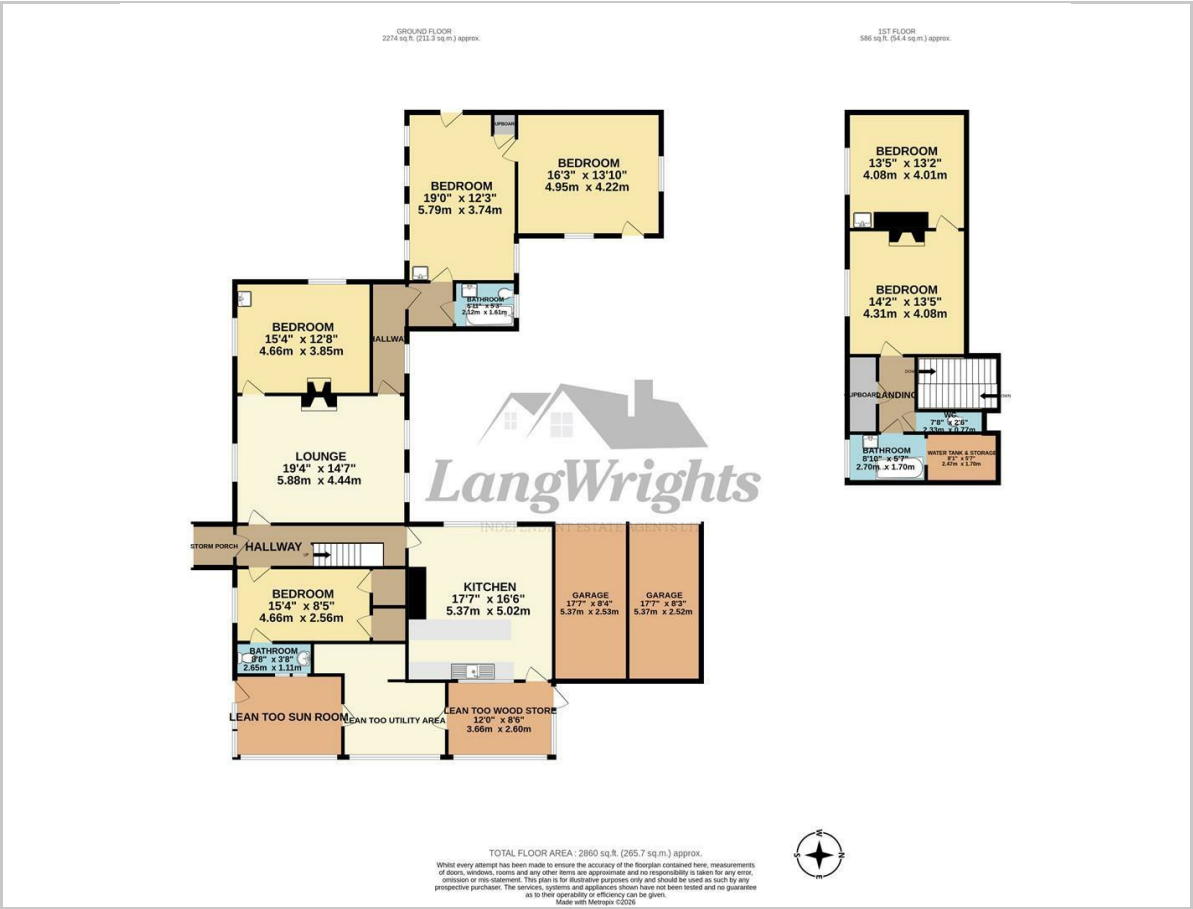
Council Tax

East Suffolk Council Band 'A'

Ref: L2687/08/26



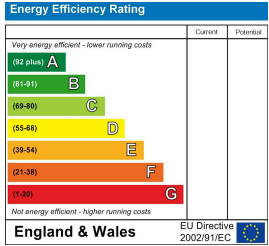
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA