

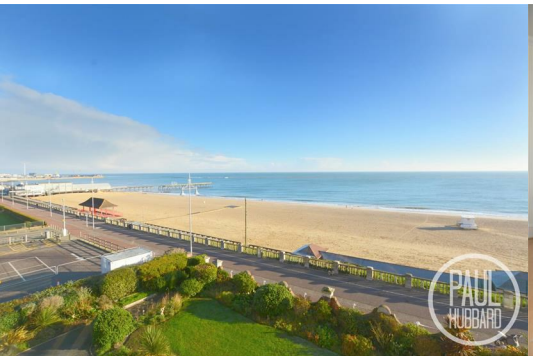
Flat 8 Kirkley House

Kirkley Cliff Road, Kirkley, NR33 0DE

Asking Price £190,000

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This spacious second-floor seafront apartment boasts STUNNING SEA VIEWS and charming PERIOD FEATURES. With two double bedrooms and AMPLE STORAGE, it offers comfort and convenience. The property is enhanced with UPVC double glazing and tasteful neutral décor throughout. Residents can enjoy a communal garden with DIRECT PROMENADE ACCESS and the location is just a short walk from Kirkley shopping village.







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 19'0" into bay x 16'2" (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 9'4" x 7'3" (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 8'2" x 5'6" (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 12'9" x 11'6" (3.91 x 3.52)

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

Bedroom 2 7'7" x 6'7" (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.

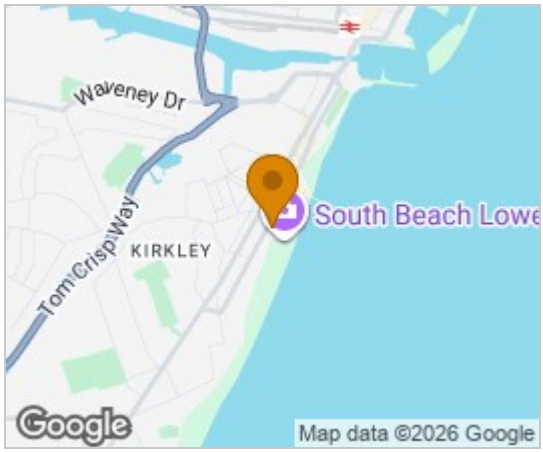
Lease information

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

Financial services

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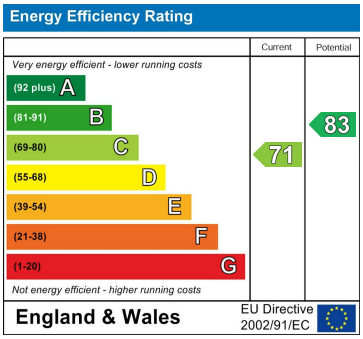
Area Map



Floor Plans



Energy Efficiency Graph



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178-180 London Road South, Lowestoft, Suffolk, NR33 0BB
Tel: 01502 531218 Email: info@paulhubbardonline.com www.paulhubbardonline.com