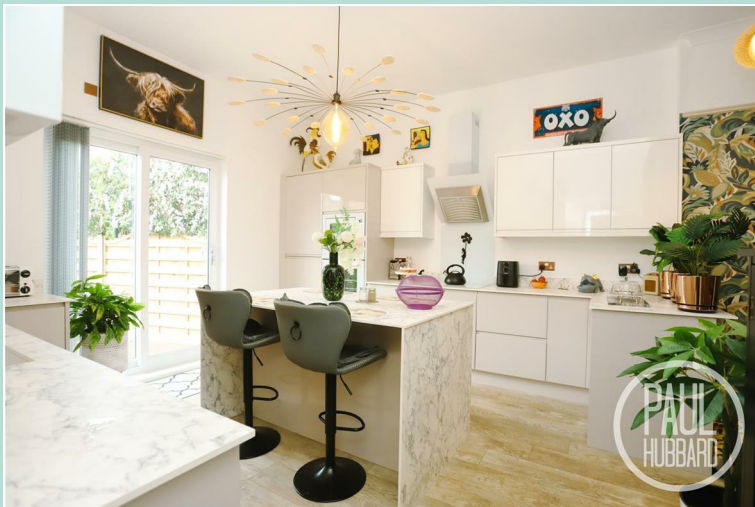


£190,000  
Asking Price



## Kirkley Cliff Road Lowestoft, NR33 0DB

- Prime Kirkley Cliff Road location, moments from stunning South Beach
- Beautifully renovated throughout with period charm retained
- Bright bay-fronted sitting room with feature fireplace
- Stylish contemporary kitchen with central island
- Gas central heating & mains connection
- Separate utility room with additional storage
- Spacious double bedroom with bay window and cast-iron fireplace
- Private landscaped garden with decked entertaining area
- Off-road parking for multiple vehicles
- Close to local amenities, shops & schools

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### Location - Lowestoft

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 breathtaking 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

LVT flooring, vertical radiator, doors opening to the lounge, bathroom & bedroom and this room leads through to the kitchen/ breakfast room.

### Lounge/ Diner

5.53 max into bay x 4.55 max

Large enough to accommodate a dining space also, the lounge/diner features LVT flooring, UPVC double glazed sash bay window to the front aspect, x3 radiators and a period fireplace with cast iron multi fuel burner.

### Kitchen/ Breakfast Room

4.10 x 3.97

LVT flooring, units above & below, marble effect composite work surfaces, under-mount composite 1.5 sink with mixer tap, built-in oven, microwave, induction hob, extractor hood, integrated fridge-freezer, gas combi boiler (4 years old, recently serviced), UPVC sliding doors opening to the private garden & a door opens into the utility room.



### Utility Room

4.06 x 2.26

LVT flooring, dual aspect UPVC double glazed windows, vertical radiator, units above & below, laminate work surfaces, space for a washing machine & tumble dryer and loft access.



### Bedroom

5.19 max into bay x 4.27 max

LVT flooring, UPVC bay window to the side aspect, x2 radiators and a period fireplace.



### Bathroom

2.40 x 1.63

LVT flooring, UPVC double glazed obscure window to the side aspect, vertical radiator, spotlights, aqua board wall panels, extractor fan, toilet, freestanding bathtub with mixer tap & a hand held shower attachment, wall mounted wash basin set into a cubicle enclosure & a mixer tap.

### Outside

To the front, the property benefits from a generous driveway providing off-road parking for up to three vehicles. The frontage is designed for practicality and convenience, offering ample parking in this sought-after coastal location.



The private rear garden has been attractively landscaped with ease of maintenance in mind. A raised decked seating area provides the perfect space for outdoor dining and entertaining, whilst the artificial lawn offers year-round enjoyment with minimal upkeep. Planted borders add colour and character to the space, a brand new summerhouse has been recently fitted and gated side access leads conveniently to the front of the property.

### Lease Information

The property is held on a leasehold basis with approximately 960 years remaining on the lease. The apartment also benefits from a 1/12 share of the freehold, shared with the other residents within the building. A maintenance charge of £100 per calendar month is payable towards the upkeep and management of the building and communal areas.

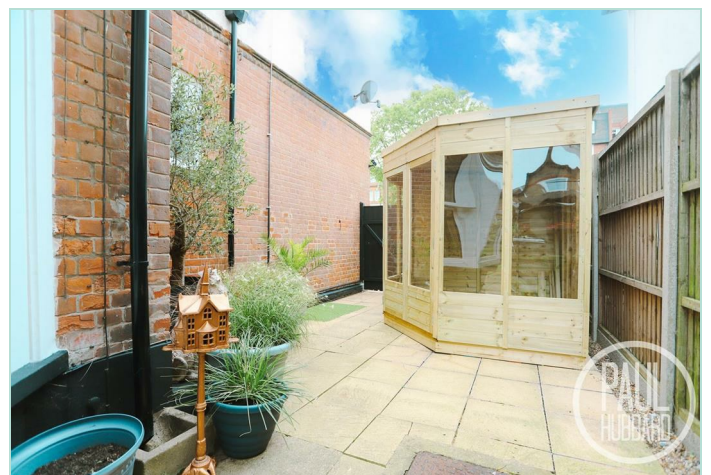
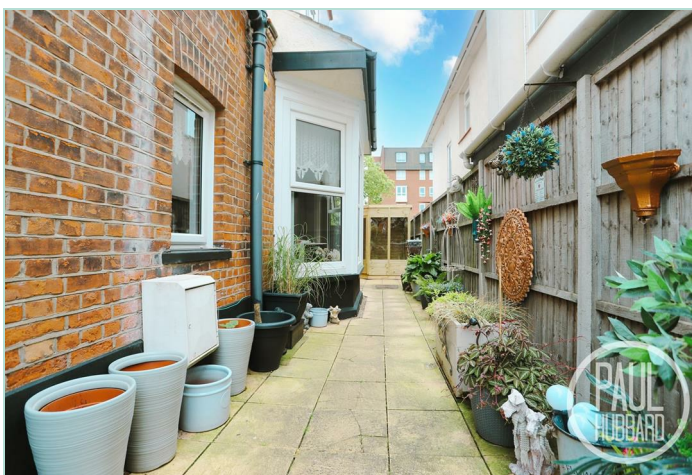
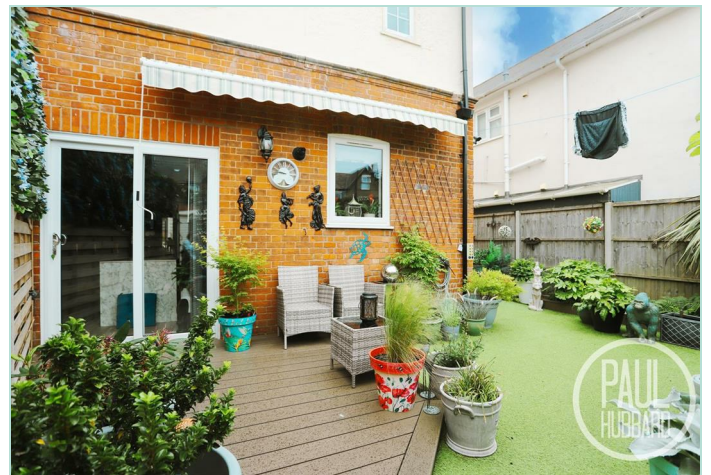


### Financial Services


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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown hereon have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Metagon 03/2018

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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