

£995,000
Guide Price



Kirkley Cliff

Kirkley, NR33 0BY

- Chain free
- A one off opportunity
- Block of 10 flats set in a period building
- Boasting stunning sea views
- An ideal investment property
- Sold with tenants in situ
- A stones throw from the beach
- Ample off road parking to the rear
- Close to local amenities & shops
- Set across 5 floors

**PAUL
HUBBARD**



Location

This investment property is situated just a stones throw from the beach in the Heart of the English Coastal Town Lowestoft, 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.

Flat 1

A one-bedroom basement flat featuring a carpeted living room with a timber-framed window and radiator. The tiled kitchen includes units, a gas hob, integrated oven, stainless steel sink, and spaces for a dishwasher, fridge, and freezer. The carpeted bedroom has a built-in wardrobe, storage cupboard, and a timber-framed window. The bathroom boasts tiled flooring, a WC, enclosed shower, bath, and pedestal basin. The entrance hall offers carpet flooring, two radiators, and access to all rooms and the rear carport. EPC Rating: C77



Flat 2

A two-bedroom basement flat with a carpeted living room, timber-framed window, and radiator. The kitchen features tiled flooring, units, a gas hob, integrated oven, and spaces for a washing machine and fridge freezer. The shower room has tiled flooring, a WC, pedestal basin, and walk-in shower. Both bedrooms are carpeted, with timber-framed windows and radiators. The entrance hall has carpet flooring, a radiator, and doors to all rooms and the rear concrete area. EPC Rating: C71



Flat 3

A one-bedroom ground floor flat with a spacious lounge/kitchen/diner, carpet flooring, and a bay window with sea views. The kitchen area includes laminate flooring, spaces for a fridge and freezer, a gas hob, integrated oven, and extractor fan. The carpeted bedroom has a timber-framed window, radiator, and storage cupboard. The en-suite features vinyl flooring, a WC, wall-mounted basin, and enclosed shower. The utility room offers concrete flooring and space for a washing machine. EPC Rating: C77

Flat 4

Located on the ground floor, this apartment features gas central heating and partial secondary glazing. The entrance lobby, secured by double fire doors, leads into a carpeted hall. The sitting room boasts a beautiful bay window with sea views and fitted carpet. Bedroom 1 includes an en-suite with vinyl flooring, a bath, toilet and pedestal wash basin. Bedroom 2 is carpeted and offers sea views. The main bathroom has vinyl flooring, a bath, toilet and a pedestal wash basin. The kitchen comes with vinyl flooring, units, an oven and a sink. Outside, there's a courtyard garden with access to the rear. EPC Rating: C77





Flat 5

A one-bedroom flat on the first floor with a spacious lounge/diner, bay window with sea views, carpet flooring, and a feature fireplace. The kitchen has vinyl flooring, units, a gas hob, extractor fan, and a timber-framed window. The carpeted bedroom includes a feature fireplace, timber-framed window, and storage cupboard. The shower room offers vinyl flooring, a mains-fed rainfall shower, pedestal basin, and WC. EPC Rating: C73

Flat 6

A two-bedroom flat on the first floor featuring a spacious living room with a bay window and sea views. The kitchen has vinyl flooring, integrated oven, gas hob, units, and a utility space with a washing machine. Both bedrooms are carpeted with timber-framed windows and radiators. The bathroom includes laminate flooring, a WC, pedestal basin, and a bath with a shower. EPC Rating: C78



Flat 7

A one-bedroom flat on the second floor offering a lounge/diner with sea views, carpet flooring, and a feature fireplace. The kitchen includes vinyl flooring, units, a gas hob, and a timber sash window. The spacious bedroom has carpet flooring, a feature fireplace, timber-framed window, and storage cupboard. The bathroom features vinyl flooring, a bath, WC, and pedestal basin. EPC Rating: D68

Flat 8

A two-bedroom flat on the second floor with a spacious entrance hall, living room, modern kitchen, and a sizeable bathroom. The carpeted living room has a timber sash window and radiator. The kitchen features vinyl flooring, an integrated oven, gas hob, units, and spaces for appliances. Both bedrooms are carpeted with timber sash windows and radiators. The bathroom includes laminate flooring, a bath, pedestal basin, and WC. EPC Rating: C78



Flat 9

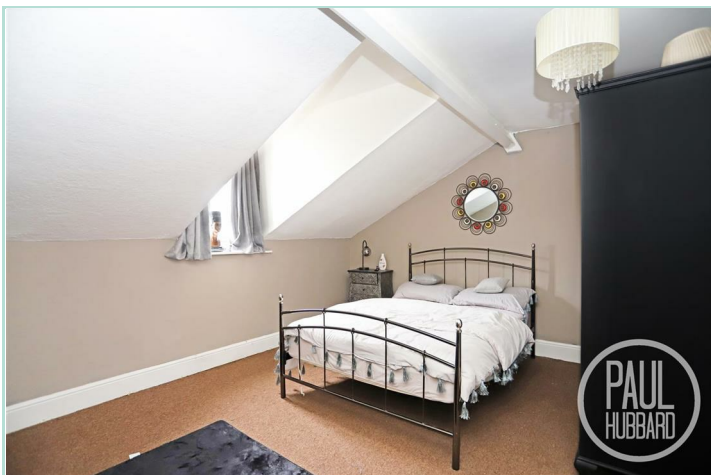
A one-bedroom flat on the top floor featuring a spacious lounge/diner, sizeable kitchen, and en-suite shower room. The living room has carpet flooring, a timber-framed window, and a radiator. The kitchen includes laminate flooring, units, and spaces for appliances. The bedroom has carpet flooring, a timber-framed window, and a radiator. The en-suite features laminate flooring, an enclosed shower, WC, and slimline vanity unit. EPC Rating: D64

Flat 10

A two-bedroom flat on the top floor with a spacious entrance hall, living room, kitchen, and a sizeable bathroom. The carpeted living room has a timber-framed window and radiator. The kitchen features vinyl flooring, a skylight window, units, and spaces for appliances. Both bedrooms are carpeted with sea views, timber-framed windows, and radiators. The bathroom includes vinyl flooring, a WC, bath with a hand-held shower, pedestal basin, and a timber-framed window. EPC Rating: C77







Outside

The property features a patio area at the front, adorned with decorative plants and enclosed by a brick wall. Steps lead up to the main entrance doors. At the rear, there is a parking garage with allocated spaces, complemented by additional external parking spaces outside, providing allocated off-road parking for residents.

Agent note

- All properties are separately metered
- For more information regarding the rental income for each flat and yield please contact our office
- Council tax band for each flat is an A

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: Freehold
Council Tax Band: A
Local Authority: East Suffolk Council



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