

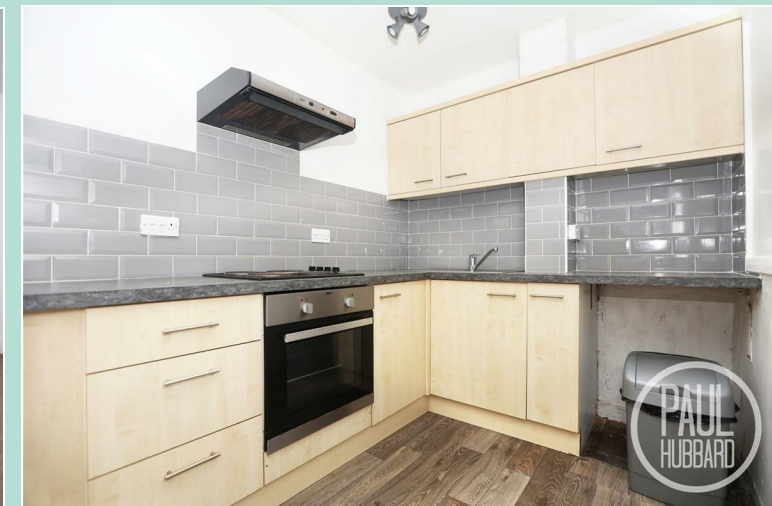
Tenure: Leasehold - Share of Freehold  
Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk

| 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>                            |                            |           |
| (55-68) <b>D</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<br>2002/91/EC |           |

£110,000  
Asking Price



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



## Kirkley Cliff

Lowestoft, NR33 0BY

- One-bedroom basement apartment with a modern layout
- CHAIN FREE
- Directly opposite Lowestoft Beach for stunning coastal views
- Great potential for first-time buyers or investors
- Kitchen with ample storage and store room
- Close to local amenities
- Spacious lounge/ diner
- Ideal for those seeking a peaceful retreat by the sea
- Gas central heating
- Close to public transport links

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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

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**PAUL  
HUBBARD**





### Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

### Communal entrance hall

Door opens to private stairs down to basement apartment.

### Entrance hall

Stairs lead down to the apartment entrance hall, carpet flooring throughout, a radiator, under stairs storage cupboard and doors opening to the sitting room, bedroom 1, bathroom, a storage cupboard and the rear access.

### Lounge/ Diner

5.41m max x 4.83m

Window to the front aspect, internal window to the rear, carpet flooring throughout, X3 radiators and an opening to the kitchen.

### Kitchen

2.40m x 2.08m

Vinyl flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven with extractor fan, space for a washing machine and a door opens to the store room.

### Store

2.14m x 1.50m

Concrete flooring throughout and space for a fridge/freezer.

### Bedroom

4.22m max x 4.18m

UPVC double glazed window to the rear aspect, internal windows to the front and side, carpet flooring throughout, a built in wardrobe and a radiator.

### Shower room

2.68m x 1.90m

UPVC double glazed obscure window to the rear aspect, part tiled walls, vinyl flooring throughout, vanity unit with hand wash basin, a toilet, shower within an enclosed glass cubicle, X3 storage cupboards, a wall mounted gas boiler and a radiator.

### Outside

To the front, a smart front door opens into a communal area, providing access to the apartment's entrance.

To the rear, a concrete area features steps leading up to a gated rear alley, providing secure access. A convenient storage unit adds practicality to the space.

### 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.

### Lease information

Please call the office for more information.

Service charge- £43.33pcm

Share of the freehold- 1/7 share

