

£120,000  
Asking Price



## The Esplanade

Kirkley, NR33 0QG

- Prime position directly on Lowestoft beach
- Breathtaking sea views and coastal lifestyle
- Comfortable bedroom with adjoining dressing room
- Bright and welcoming sitting room with open-plan kitchen
- Modern, well-fitted bathroom
- Communal entrance for added security and convenience
- Gas central heating throughout
- Double glazing for efficiency and comfort
- Close to local shops, cafes, and everyday amenities
- Ideal as a permanent home, weekend retreat, or investment opportunity





### Location

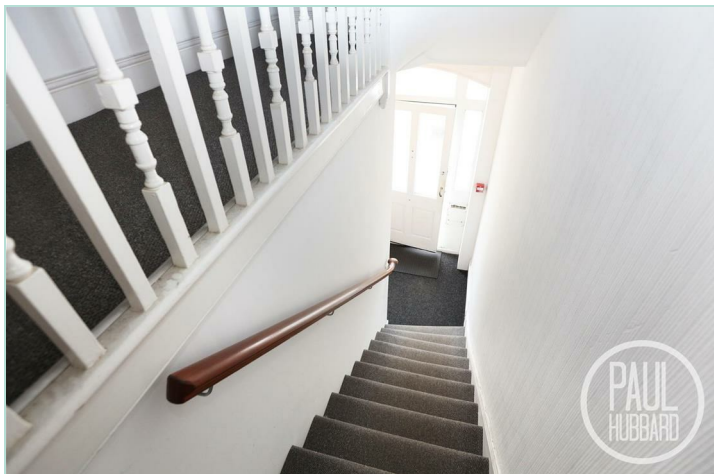
This home is situated in the heart of an English coastal town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise 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.



The property itself boasts stunning sea views, allowing you to fully embrace the beauty of coastal living. Beyond Lowestoft, you are perfectly placed to explore some of Suffolk's most stunning areas, including charming market towns, picturesque countryside, and the renowned Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

### Entrance Hall

Entrance door to the side aspect, carpet flooring throughout, consumer unit and doors opening to the bedroom, bathroom and sitting room/kitchen.



### Bedroom

4.07m x 3.42m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and an opening to the dressing room.

### Dressing Room

1.79m x 1.47m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

### Bathroom

1.94m x 1.85m

Tile flooring throughout, spotlights, pedestal wash basin, toilet, a bath with overhead shower and a heated towel rail.





### Open-plan Sitting Room/Kitchen

5.55m x 4.32m

The sitting room comprises a UPVC double glazed window to the rear aspect, carpet flooring throughout, a feature fireplace and a radiator. A modern kitchen featuring a UPVC double glazed window to the side aspect, vinyl flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, spaces for a fridge/freezer, washing machine, integrated oven and hob, a wall mounted gas combi boiler and a breakfast bar.

### Outside

The property features breath taking sea views and convenient access via steps at the front.



### Lease Information

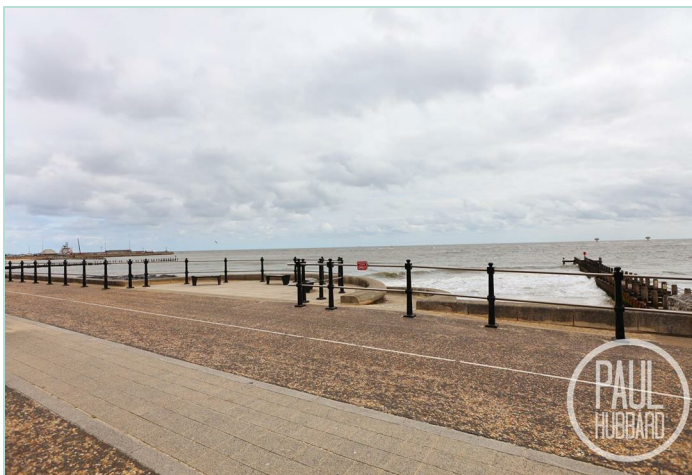
- Lease term: 999 years from 1st August 2017
- Share of freehold held via a limited company
- All flat leaseholders may become directors of the company
- Service charge: £85 per month
- Subletting via ASTs permitted
- Holiday lets / Airbnb not permitted

### 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: C  
 EPC Rating: C  
 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>	69	77
(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 2002/91/EC	

FLAT 2  
 479 sq.ft. (44.5 sq.m.) approx.



FLAT 2, GRESHAM HOUSE

TOTAL FLOOR AREA: 479 sq.ft. (44.5 sq.m.) approx.

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.  
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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