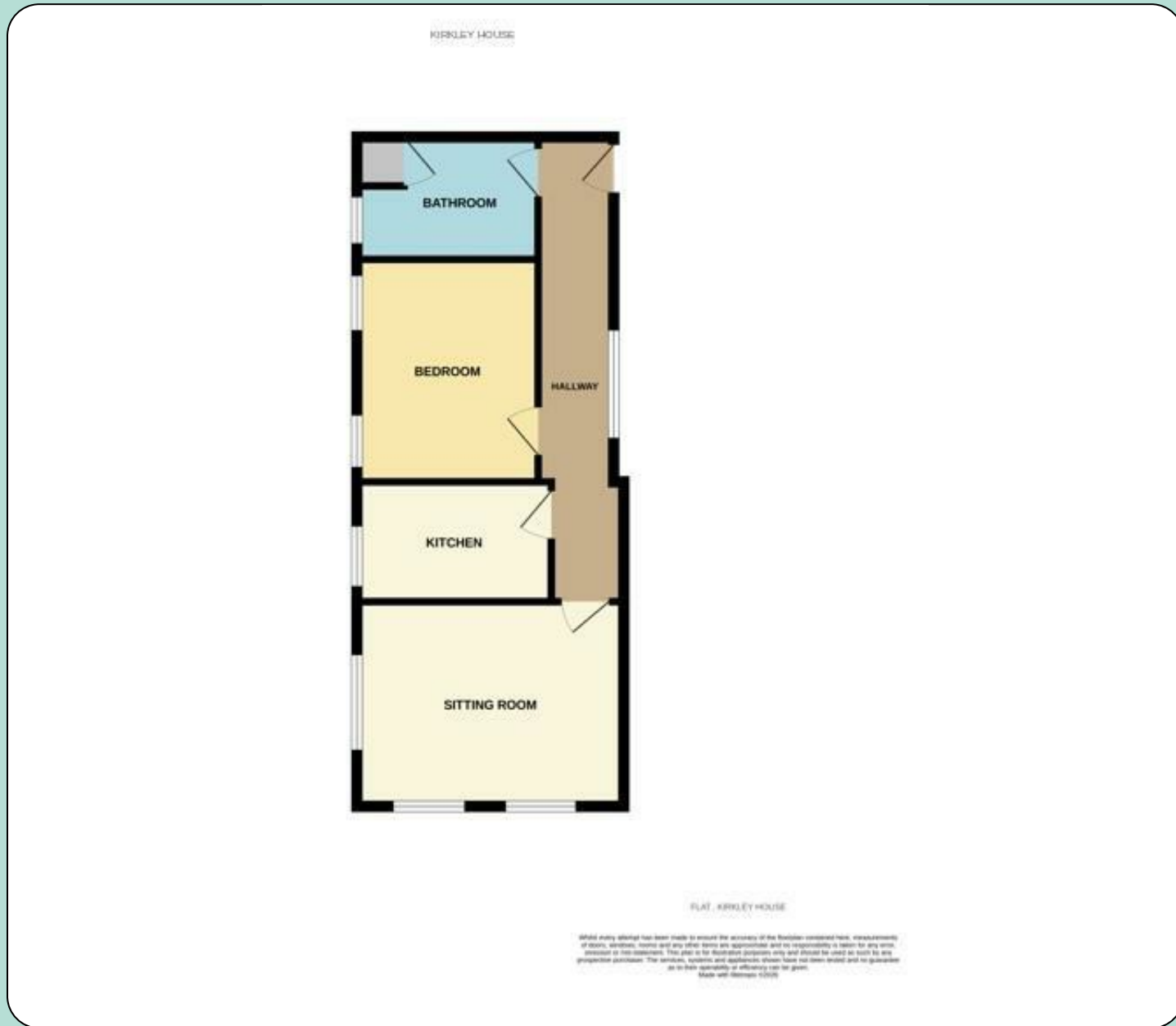


Tenure: Leasehold  
 Council Tax Band: A  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

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>		
(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	

**£140,000**  
 Asking Price



## Kirkley Cliff Road

Lowestoft, NR33 0DE

- Spacious apartment with gorgeous sea views
- A stunning building equipped with a passenger lift
- Double bedroom
- Chain free
- Communal garden with direct access to promenade
- Allocated off road parking
- Set in a stunning period building
- Modern décor throughout
- Gas central heating
- Walking distance to Kirkley shopping village

Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

Contact Us  
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 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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

e - [info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

t - 01502 531218





### 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

Entrance door to the side aspect, laminate flooring, consumer unit, radiator, double glazed sash window to the side aspect and doors opening to all internal rooms.

### Bathroom

2.89 max x 1.93 max  
Tile flooring, double glazed sash window to the side aspect, radiator, built-in airing cupboard (housing the gas combi boiler), toilet, panelled bath with a mixer tap & a mains-fed shower set above, pedestal wash basin with a mixer tap and tile splash backs.

### Bedroom

3.54 x 2.86  
Fitted carpet, x2 feature archway obscure windows to the rear aspect and a radiator.

### Kitchen

3.22 x 1.89  
Tile flooring, double glazed sash window to the side aspect (with sea & park views), radiator, units above & below, laminate work surfaces, fridge-freezer, oven & washing machine (all included in sale), built in stainless steel extractor hood and tiled splash backs.

### Sitting Room

4.40 x 3.23  
Dual aspect double glazed sash widows (with sea & park views), fitted carpet and a radiator.

### 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.

### Disclaimer

The views portrayed in some of the images serve as a depiction of the surrounding locality and has not been taken from this apartment.

### Lease Information

The property is held on a long lease granted in 1982 for a term of 999 years, expiring in 2981. The current service charge is £150 per calendar month.

### 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 today to arrange your free, no obligation quote.

