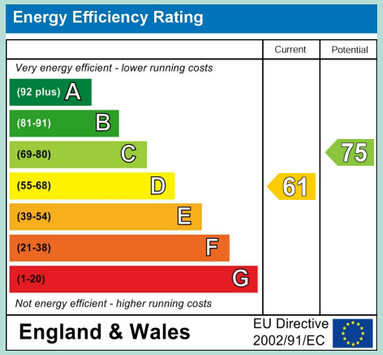
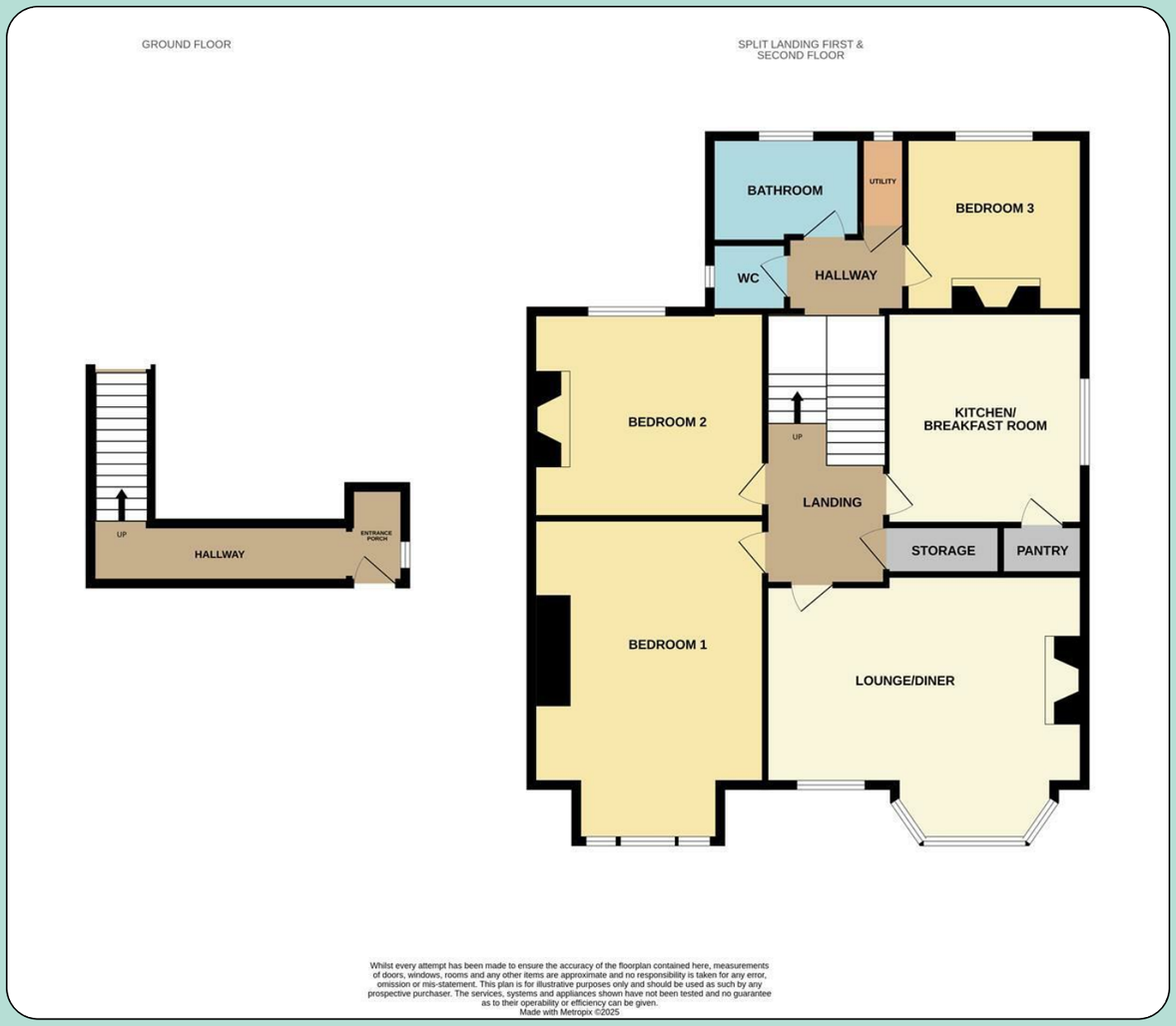
Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council











# Kirkley Cliff Road

Kirkley, NR33 0DF

- Multi-level maisonette
- Set in a charming period building
- Rich in original character features
- Stunning sea and coastal views
- High ceilings & generous proportions
- Three spacious double bedrooms
- Large, bright lounge/diner
- Good-sized modern kitchen/ breakfast room
- Full of potential to personalise
- Prime location moments from the beach & Kensington gardens

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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 are 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









## 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 front aspect, original period tiles, sash window to the side aspect, fitted shelving and a doorway opening leads through to the hallway.

## Hallway
Original tile flooring, radiator and stairs leading to the first floor landing.

## Stairs leading to the First Floor Landing
A split landing with fitted carpet, an archway opening with vinyl flooring leads to bedroom 3, the WC, utility space & bathroom and then the stairs up the the second part of the landing has doors opening to a storage cupboard, the lounge/ diner, kitchen/ breakfast room & bedrooms 1-2.

## Lounge/ Diner
5.97 max x 4.90 max into bay
Timber frame bay window & a timber frame window to the front aspect (with sea views), x5 radiators and a period fireplace.

## Kitchen/ Breakfast Room
3.98 x 3.67
Laminate flooring, timber frame sash window to the side aspect, radiator, gas combi boiler, spacious pantry cupboard, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, spaces for an oven, fridge/freezer & washing machine and a built-in extractor fan.

## Bedroom 1
4.31 max x 5.99 max into bay
Vinyl flooring, timber frame sash bay window and a radiator.

## Bedroom 2
4.28 x 3.96
Fitted carpet, radiator and a timber frame sash window to the rear aspect.

## Bedroom 3
3.33 x 3.26
Vinyl flooring, timber frame window to the rear aspect, period fireplace and a radiator.

## Bathroom
2.79 x 1.99
Vinyl flooring, timber frame sash window to the rear aspect, radiator, corner bath tub with a mixer tap, an electric shower set into a cubicle enclosure, a wash basin set into a vanity unit with hot & cold taps and tile splash backs.

## WC
1.46 x 1.12
Vinyl flooring, timber frame sash window to the side aspect and a toilet.

## Utility
1.88 x 0.88
Vinyl flooring, timber frame window to the rear aspect, ceramic sink with hot & cold taps, a storage unit and shelving.

## Outside
A gated front entrance opens onto a neatly maintained lawned garden, bordered with decorative plants and shrubs, creating a welcoming first impression. The private entrance to the maisonette is located to the side of the building. The garden continues around to a beautifully kept communal area, featuring a generous lawn, mature trees, and established planting. Gated access to the rear adds both convenience and privacy.



## Agent Note
The freehold to the building is included in the sale. There is no fixed service charge; maintenance of the common areas is carried out on an “as and when” basis, with the owners of all three flats each required to contribute one third of the cost. Each leaseholder is responsible for the upkeep of their own flat. A peppercorn ground rent of £1 per annum is reserved. The freeholder is responsible for obtaining quotations and instructing works. These obligations will pass to the purchaser on completion.

## 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.