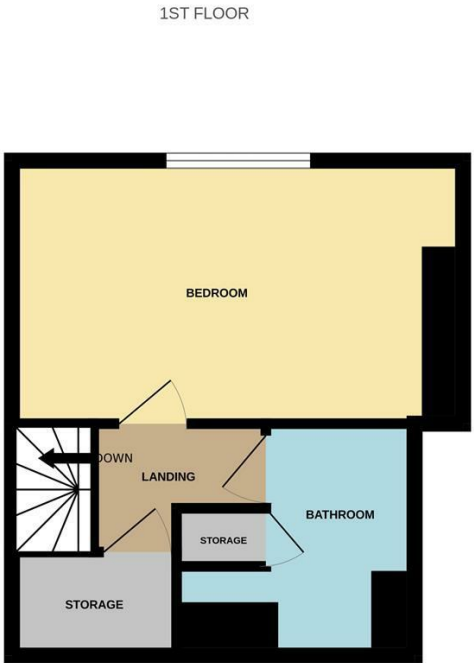
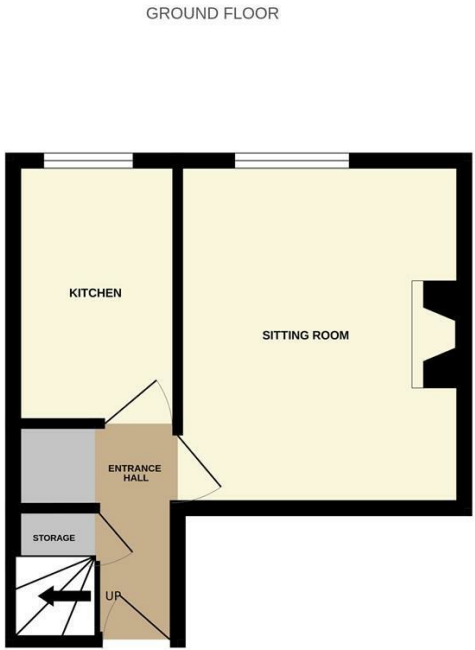


Tenure:  
Council Tax Band: A  
EPC Rating: D  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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£650



## Cleveland Road Kirkley, NR33 0BN

- Top floor apartment set in a Victorian bay fronted building
- Set over 2 levels
- 1 double bedroom
- Close proximity to award winning beach

- Walking distance to local shops & amenities
- Modern kitchen & shower room
- Double glazed sash windows
- Great transport links
- Ready to move into
- Neutral decor throughout

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

Contact Us  
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info@paulhubbardonline.com

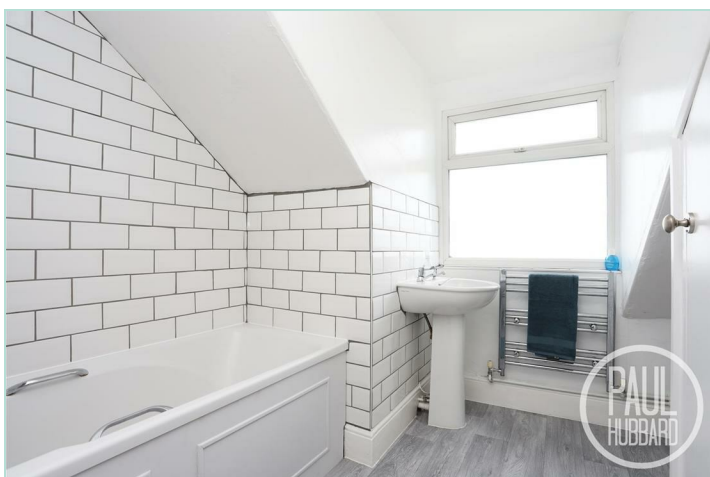
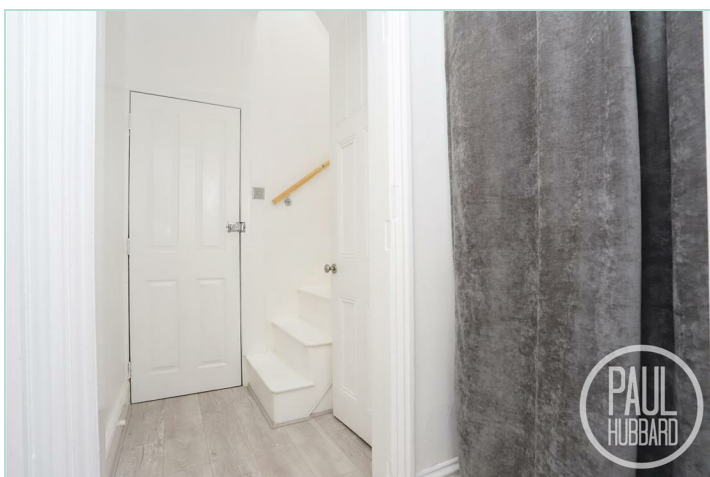
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

e - info@paulhubbardonline.com

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

Timber frame entrance door to the rear aspect, laminate flooring, stairs leading to the first floor landing, under-stair storage cupboard, storage space, consumer unit, doors opening to the sitting room & kitchen.

### Sitting Room

3.91 x 3.24

Fitted carpet, timber frame double glazed sash window to the front aspect, radiator and a tiled fireplace.

### Kitchen

2.97 x 1.87

Laminate flooring, timber frame sash window to the front aspect, radiator, gas combi boiler, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap and an oven, washer/dryer & fridge-freezer are all included.

### Stairs leading to the First Floor Landing

Painted staircase leading fitted carpet, Velux window, good size eaves storage cupboard and doors opening to the bedroom & bathroom.

### Bedroom

5.23 max x 3.19 max

Fitted carpet, timber frame double glazed window to the front aspect and a radiator.

### Bathroom

2.91 max x 2.03 max

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, part tiled walls, toilet, pedestal wash basin with hot & cold taps, built-in storage cupboard, heated towel rail and a panelled bath with a mixer tap & a shower attachment.

### Outside

At the front a paved area is enclosed by a brick wall surround, a step leads up to the entrance door which is sheltered by a storm porch.

### Application Process

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

### Application Fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

\*Deposit - Deposit is usually 5 weeks rent.

\*\*Guarantor - A guarantor is required if your earnings

don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this

