

£800 Per  
Per Calendar Month



## Cleveland Road

Kirkley, NR33 0BN

- 2 Bedroom ground floor apartment set in a well-kept period building
- Stunning features throughout
- Walking distance to award-winning Lowestoft beach
- Spacious sitting room with bay window
- Close to local shops, amenities & schools
- Brand new kitchen & bathroom
- Extremely well presented throughout
- Well equipped kitchen leading out to the garden
- Private courtyard garden with outbuilding
- Gas central heating with combi boiler

**PAUL  
HUBBARD**





### 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.



### Communal Entrance Hall

Entrance door to the front aspect, Flat 1 to the left upon entrance.

### Entrance Hall

Entrance door to the side aspect, laminate flooring throughout, a radiator, storage cupboard and doors opening to the sitting room, kitchen, shower room and bedroom 1.



### Sitting Room

3.91m 3.77m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, feature fireplace surround, a radiator and decorative shelving.

### Kitchen

3.17m x 2.04m

Door and windows to the rear aspect, laminate flooring throughout, part tiled walls, units above and below, sink with drainer, integrated oven, hob, fridge/freezer, washing machine, breakfast bar, a radiator and a wall mounted gas boiler.

### Shower Room

2.16m x 1.44m

Window to the rear aspect, tile flooring throughout, pedestal wash basin, toilet, rainfall shower within an enclosed glass cubicle with hand held attachment and a heated towel rail.



### Bedroom 1

3.68m x 2.71m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and a door opens to bedroom 2/ dressing room.



## Bedroom 2/ Dressing Room

2.73m x 2.40m

A versatile space perfect for a bedroom, dressing room or home office. Featuring UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.

## Outside

To the front, the property benefits from a brick boundary with a pathway leading to the communal entrance hall.

The rear of the property features a low-maintenance stone-paved area with gated access directly onto the road, brick surround, practical storage space, and an outside tap for convenience.

## Application Process

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

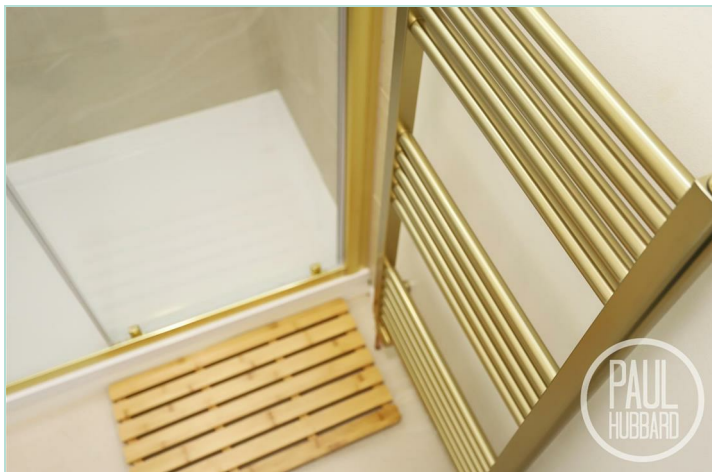
- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

## 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



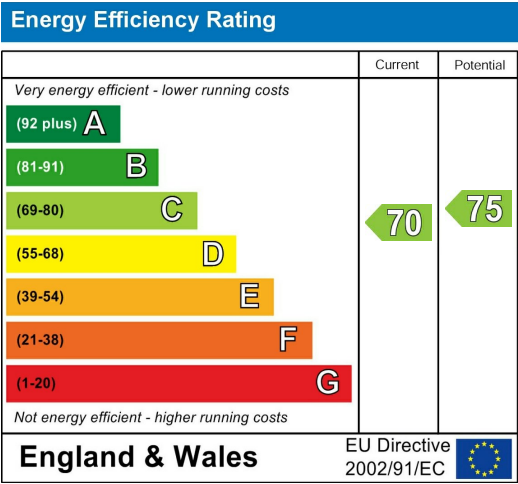




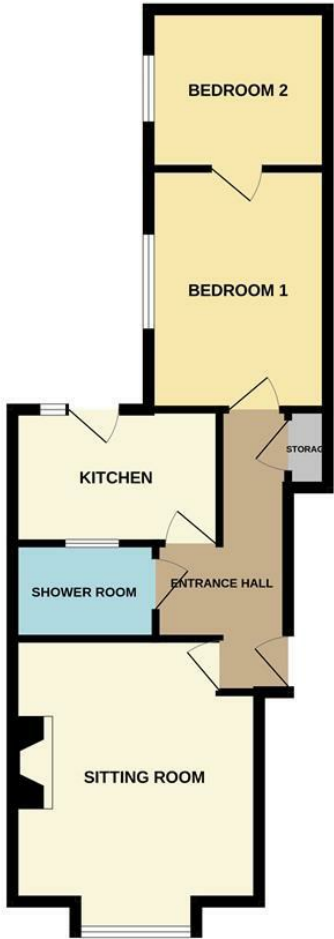




Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk Council



CLEVELAND ROAD  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq.ft. (47.3 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