



Flat 3, 12A Kirkley Cliff, Lowestoft

Lowestoft



Offers Over £110,000
Minors & Brady

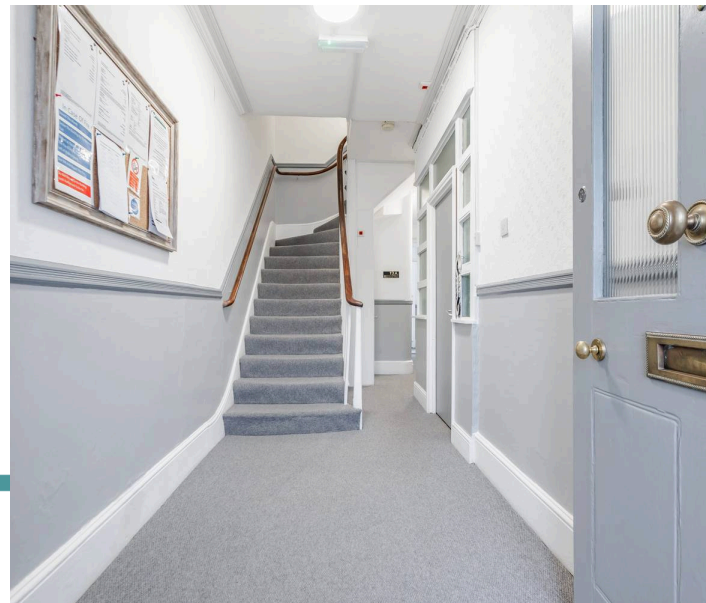
Flat 3

12A Kirkley Cliff, Lowestoft

This one-bedroom top-floor flat is a rare find, with its undisturbed sea views, high-quality finishes, and proximity to local amenities, offering a lifestyle of comfort and style.

Whether you are looking to embark on a new chapter in your life or enhance your investment portfolio, this apartment presents a unique opportunity to experience the best that coastal living has to offer.

- Recently renovated top floor flat
- Perfect first time buy or investment purchase
- Undisturbed sea views
- High quality fixtures and fittings throughout
- Well-equipped kitchen to be able to cook your favourite meals
- Comfortable sitting room filled with an abundance of natural light
- Double bedroom & a modern bathroom
- Within walking distance to all local amenities including shops, schools for all ages, parks and transport options



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Location

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are several schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.

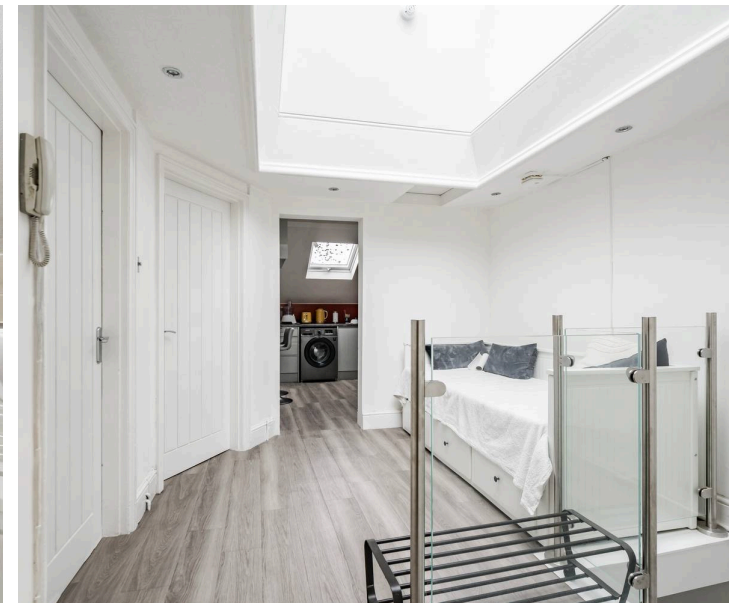
Agents notes

We understand that this property is leasehold, with 77 years left on the lease. Currently obtaining a share of freehold.

Service charge: Approx. £500 p/a.

Connected to mains water, electricity, gas and drainage.

Council Tax Band: A



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Kirkley Cliff

Upon entering the property, you are greeted by a well-equipped kitchen, fitted with high-quality fixtures and fittings to enhance your cooking experience. Including an integrated oven with a ceramic hob, a fridge/freezer and a washing machine. Offering ample amount of storage and countertop space for meal preparation.

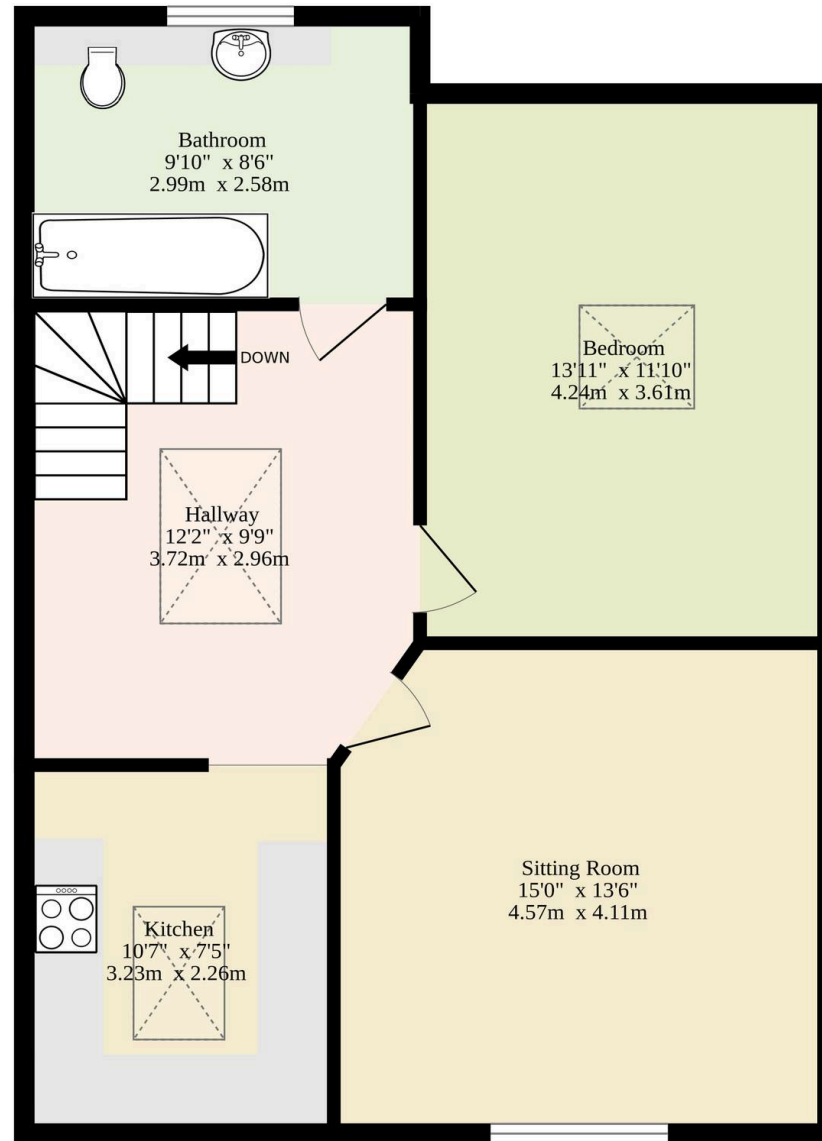
The spacious sitting room is flooded with natural light providing a welcoming ambience for relaxation and entertainment. Whether you are unwinding after a long day or hosting a gathering with loved ones, this room exudes warmth and comfort, creating a versatile space to suit your lifestyle needs.

The flat accommodates a generously sized double bedroom, thoughtfully designed to offer relaxation and privacy. The modern bathroom comprises a luxury three-piece suite, ensuring convenience and ease for its occupants.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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