



Flat 2, Kirkley House Kirkley Cliff Road, Lowestoft

Lowestoft



Minors & Brady

Flat 2

Kirkley House Kirkley Cliff Road, Lowestoft

Set just moments from the shoreline, this ground-floor apartment on Kirkley Cliff Road offers an easy, coastal way of life where morning walks by the water, local cafés and everyday amenities are all within effortless reach. Inside, the living room provides a bright and comfortable space with a large window drawing in natural light, while the kitchen is neatly arranged with modern units, a freestanding oven and practical areas for your own appliances. The double bedroom offers a private and generous retreat, complemented by a bathroom with a two-piece suite and a separate WC. With the added benefit of a communal car park, this well-situated home presents an appealing option for anyone looking to relocate to the coast or secure a dependable investment in a consistently popular part of Lowestoft.

Agents Notes

Leasehold.

Ground rent: 189 pcm.

Connected to mains water, electricity, gas and drainage.

Combi boiler.



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Kirkley Cliff Road sits directly on Lowestoft's seafront, giving it a coastal setting with the promenade, beach access, and open views forming part of everyday life. It links smoothly into London Road South, where independent shops, cafés, takeaways, and practical services line the street, and it's only a short walk into the town centre for larger retail and amenities.

Everyday shopping is straightforward. Asda on the A12 is the closest large supermarket, and North Quay Retail Park is only a short drive or bus ride away, offering both Morrisons and Lidl for broader grocery options. This cluster covers everything from weekly shops to quick top-ups without needing to travel far.

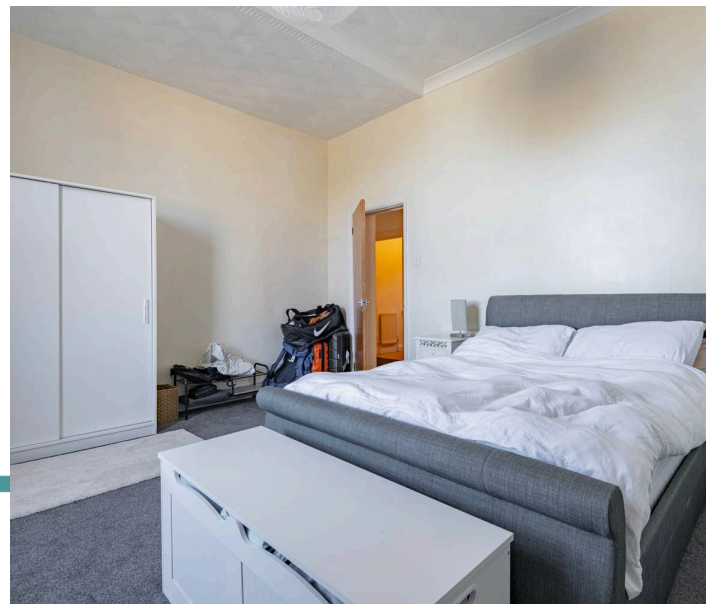
Schools serving the Kirkley and Pakefield area sit within easy reach, with primary and secondary options accessible on foot or via short bus routes. The neighbourhood layout makes school runs practical whether you're walking, cycling, or using public transport.

Transport links are simple and reliable. Kirkley Cliff Road connects into the B1532 network, and frequent bus services run along the seafront, London Road South, and into central Lowestoft. Walking into town takes around ten minutes depending on where you start, and the flat coastal terrain makes it easy to get around without a car.

Lifestyle here is shaped by the mix of seafront calm and everyday convenience. The promenade, beach, and nearby gardens offer open space for walking and fresh air, while the local cafés and small businesses add a grounded, lived-in feel. With the town centre close by and the coastline on your doorstep, it's a practical and relaxed place to settle.

M&B

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A ground-floor apartment set along the well-regarded Kirkley Cliff Road, this home offers an inviting base in one of Lowestoft's most established coastal neighbourhoods. With the seafront just moments away and everyday amenities close at hand, it suits anyone considering a move towards a calmer pace of life by the water, as well as buyers looking for a straightforward and dependable investment.

The living room is a comfortable and welcoming space, enhanced by a large window that brings in plenty of natural light and creates an easy setting for unwinding or hosting visitors. The kitchen features modern units, a freestanding oven and practical under-counter spaces ready for your own appliances, making it a functional and well-organised area for daily use.

The double bedroom provides a generous and private retreat, while the bathroom includes a two-piece suite with a separate WC for added convenience.

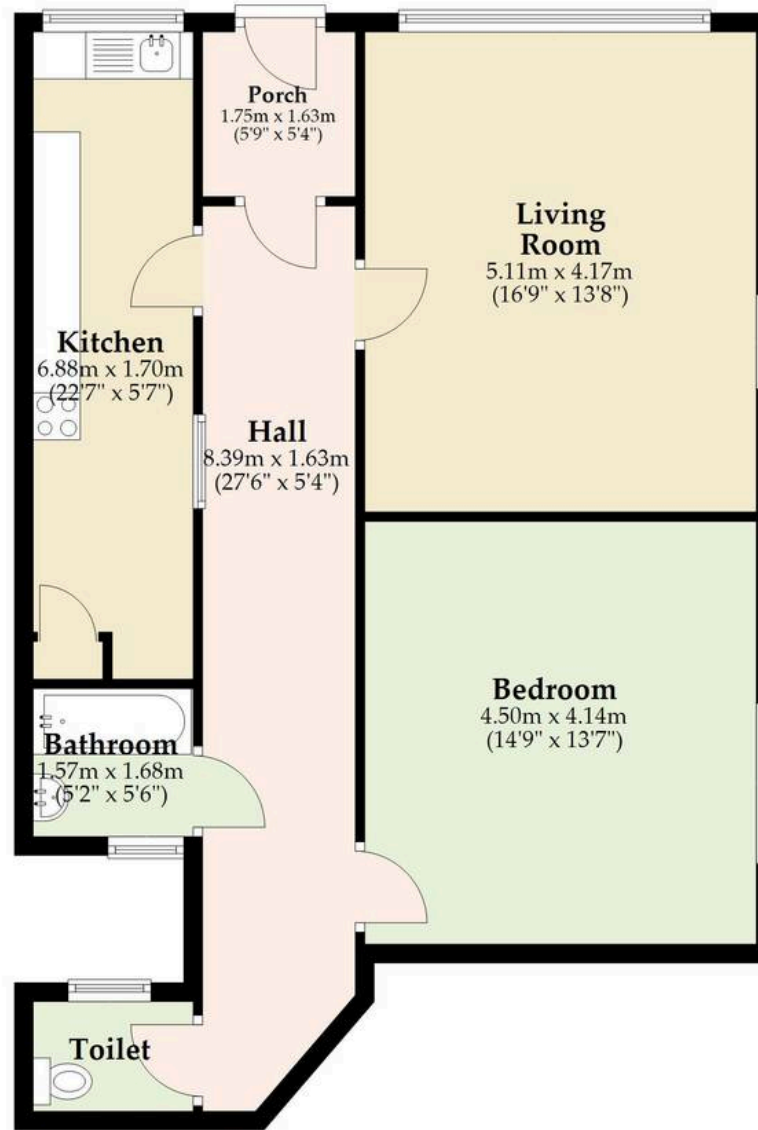
Residents have use of a communal car park, a valuable asset in this popular part of town.



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Ground Floor

Approx. 76.8 sq. metres (827.2 sq. feet)



Total area: approx. 76.8 sq. metres (827.2 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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