



9 Elizabeth Court Kirkley Cliff Road, Lowestoft

Lowestoft



Minors & Brady

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Lowestoft

With its front-row position on Lowestoft's award-winning beach, this beautifully updated apartment offers an immediate sense of connection to the shoreline, where sea, sky and natural light shape the rhythm of each day. The moment you step inside, the openness and calm set a welcoming tone, with balcony doors drawing your attention straight to the horizon. Sunrises become part of your morning routine, the sound of the waves adds a gentle backdrop to daily life, and the ever-changing colours of the water create a setting that feels both uplifting and grounding. Thoughtfully finished throughout, the apartment provides a stylish and easy-going base for anyone who wants coastal living to be more than a view, somewhere modern, comfortable and perfectly placed to enjoy everything this vibrant stretch of Suffolk coastline has to offer.

Agents Notes

Leasehold (sharehold of the lease), with 963 years left on the lease.

Ground rent: £75 p/a. Maintenance fee: £1,600 p/a.

Management company: Elizabeth Court Management. Renewal for charges: August.

Connected to mains water, electricity and drainage.

Electric heating system.

One allocated parking space and five visitor bays for guests.

Please note that this property holds a restrictive covenant of no use for Airbnb/holiday lets.

No pets allowed.

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- Direct unrivalled sea views!
- Reasonable service charge and ground rent
- Stylish coastal apartment proudly positioned along Lowestoft's award winning beach
- Renovated to a high standard throughout, with brand-new electric radiators and fully re-plastered
- Open-plan living/dining room that creates an effortless flow for everyday living and entertaining, with two-sets of doors that open out to the balcony
- The living space seamlessly connects to the kitchen, equipped with modern cabinetry, integrated double ovens, an induction hob, fridge/freezer and a dishwasher
- Two double bedrooms offering comfort and privacy
- Shower room comprising of a three-piece suite, including a shower cubicle, a toilet and a hand wash basin
- One allocated parking space and visitor parking
- Easy access to a wide range of amenities within the town, including shops, schools and transport links



M&B

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Kirkley Cliff Road runs along one of Lowestoft's most enviable stretches, sitting just above the seafront with the promenade and sandy beach only a few steps away. The setting feels open and coastal, with long views, sea air, and easy access to green spaces like Kensington Gardens. Despite the seaside position, the area stays practical and walkable, with everyday amenities close enough to make life simple.

A short stroll inland brings you to London Road South, where cafés, takeaways, barbers, pharmacies, and independent shops cluster together. For larger food shops, the closest supermarkets are Asda, Co-op Kirkley, One Stop, and, slightly further but still convenient, Morrisons, Lidl, and Aldi around North Quay and Tower Road.

Families have a strong choice of schools nearby. St Mary's Roman Catholic Primary sits directly behind parts of the road, while Red Oak Primary, Phoenix St Peter Academy, and Westwood Primary are all within easy reach. To the south, the Pakefield catchment adds Pakefield Primary School and Pakefield High School, both straightforward to access from Kirkley Cliff Road.

Transport links are uncomplicated. Lowestoft railway station is under a mile away, offering direct trains to Norwich. Regular bus routes run along London Road South, and the A12 provides a clean route toward Ipswich, Beccles, and the wider Suffolk coast. Walking and cycling are genuinely viable here, thanks to the flat terrain and continuous seafront paths.

The lifestyle on Kirkley Cliff Road leans toward relaxed coastal living: morning walks on the beach, quick access to the piers, and a neighbourhood that feels lived-in rather than tourist-heavy. It's a spot where the sea is part of the daily rhythm, but the essentials of town life remain close at hand.



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Positioned directly along Lowestoft's award-winning beach, this stylishly renovated apartment offers an exceptional coastal outlook and a wonderfully uplifting sense of light and space. It's an ideal choice for anyone seeking a well-finished home by the sea, with the convenience of a reasonable service charge and ground rent.

A welcoming entrance hall introduces the property, complete with practical storage cupboards and a calm, modern feel that continues throughout.

Everything has been thoughtfully updated, from the brand-new electric radiators to the full re-plastering, creating a crisp, contemporary finish.

The main living area is a standout feature: an open-plan space designed for easy everyday living, where two sets of doors open onto the balcony and frame uninterrupted views across the shoreline. It's a setting that naturally encourages relaxed mornings, sociable evenings and quiet moments watching the tide.

The kitchen sits just off the living space, fitted with modern cabinetry and a full suite of integrated appliances, including double ovens, an induction hob, fridge/freezer and dishwasher.

Both bedrooms are comfortable doubles, offering privacy and a peaceful atmosphere. The shower room features a smart three-piece suite with a clean, modern design.

The apartment also benefits from one allocated parking space, along with visitor parking, an invaluable advantage in such a sought-after coastal position.



Apartment

Approx. 82.0 sq. metres (882.9 sq. feet)
(excluding Balcony)



Total area: approx. 82.0 sq. metres (882.9 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.

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