



Flat 1, Banner Court Kirkley Cliff Road, Lowestoft

Lowestoft



Minors & Brady

Flat 1

Banner Court Kirkley Cliff Road, Lowestoft

Opening onto one of Lowestoft's most admired coastal roads, this beautifully finished ground-floor apartment offers a way of living that feels effortlessly connected to the seafront.

Renovated with care and styled with a blend of period character and modern comfort, it features bright, welcoming interiors, a sociable kitchen that leads straight out to the garden, and a generous sitting room perfect for slow mornings or relaxed evenings. With a spacious bedroom, a thoughtfully arranged garden and the convenience of private parking, it's a home designed for those who want to enjoy the best of coastal life with comfort and style.

Agents Notes

Leasehold, with 960 days left on the lease.

1/12 share of the freehold (with other occupants in the building).

Maintenance fee: £100 pcm.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note that this property sits within a conservation area.



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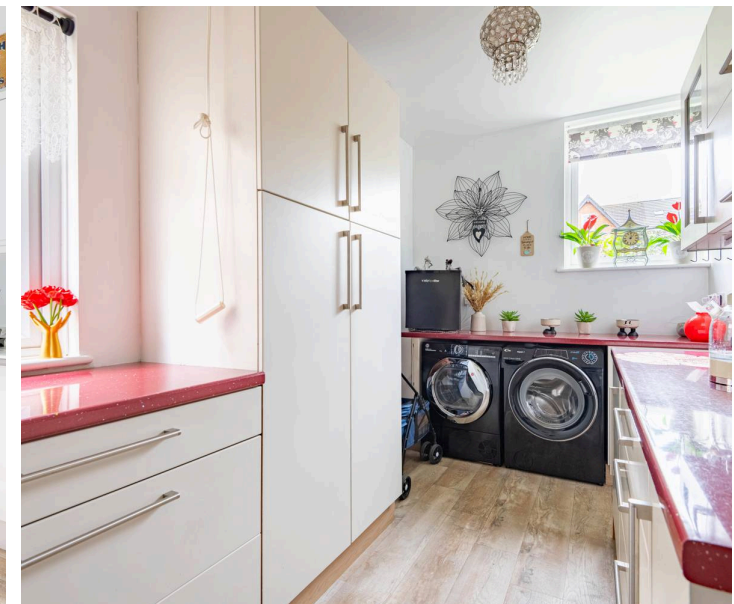
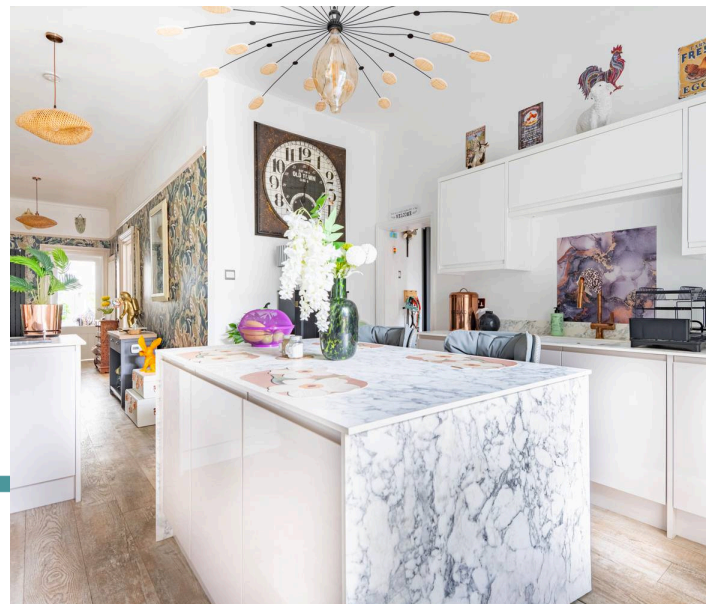


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- Stunning ground-floor apartment positioned down the sought-after Kirkley Cliff Road, moments away from Lowestoft's award winning beach
- Renovated to an immaculate standard whilst retaining the properties original character features of high ceilings, bay-windows and decorative fireplaces
- Spacious sitting room that is filled with an abundance of natural light from its large bay-window, with a focal point of a beautiful fireplace
- At the core of the home is the contemporary kitchen, equipped with gloss cabinetry, quality worksurfaces, integrated appliances, a central island for casual dining and sliding doors out to the garden
- Functional utility room that is a rare addition, fitted with additional storage space and plumbing for laundry goods
- A generous-sized double bedroom showcasing a bay-window and a cast iron fireplace, offering the utmost comfort and privacy
- Bathroom suite that is fitted with a traditional freestanding bathtub, a hand wash vanity, a toilet and storage
- A private, landscaped garden featuring a raised decked terrace for outdoor seating, an artificial lawn for low-maintenance, planted beds, an outdoor tap and gated access to the front
- Parking facilities at the front of the residence for up to three vehicles



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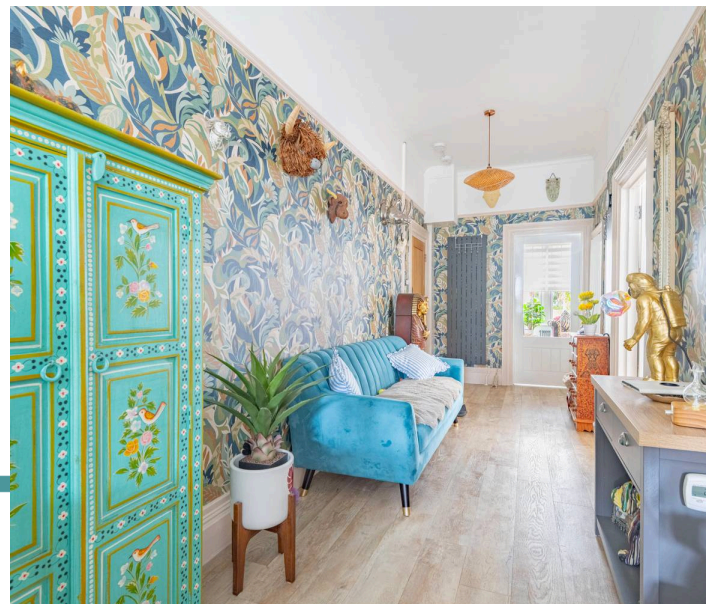
Lowestoft

Kirkley Cliff Road sits in a prime coastal position in south Lowestoft, set just above the promenade with immediate access to the wide sands of the award-winning South Beach. It's a calm residential stretch where sea views, open sky and the sound of the shoreline shape the feel of the area, while London Road South's cafés, independents and everyday amenities sit only moments away.

Supermarkets and shops are close at hand: Tesco Express on London Road South for quick essentials, with larger Asda and Morrisons a short drive north. Pakefield Retail Park adds extra convenience with national retailers, food outlets and practical services, making day-to-day errands straightforward. Kensington Gardens, the promenade cycle paths and the beach itself offer easy outdoor space for walking, running or simply enjoying the coast.

Families benefit from nearby schools including Pakefield Primary, Pakefield High School and other Kirkley-area options. Transport links are simple: Lowestoft Station is within reach for direct trains to Norwich, regular bus routes run along the main roads, and the A12 provides easy access toward Ipswich, Great Yarmouth and Norwich.

The lifestyle here is coastal, practical and relaxed, morning walks on the sand, local shops within minutes, and a neighbourhood that balances seaside living with everyday convenience.



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A beautifully finished ground-floor apartment on Kirkley Cliff Road, this home offers an inviting way of life just moments from Lowestoft's award-winning beach. Renovated with a clear eye for detail, it balances period character with modern comfort, creating a setting that feels instantly welcoming from the moment you step inside.

The sitting room is a wonderfully uplifting space, shaped by a broad bay window that fills the room with soft, natural light throughout the day. The decorative fireplace adds a sense of warmth and personality, while the generous proportions make it ideal for slow mornings with a book, evenings with friends or simply enjoying the peaceful rhythm of the neighbourhood.

The kitchen is designed for people who enjoy spending time at home. Sleek gloss cabinetry and quality worksurfaces create a clean, contemporary feel, while integrated appliances keep everything streamlined. The central island encourages conversation, a place to perch with coffee, prepare food or host loved ones. Sliding doors open directly onto the garden, allowing everyday life to spill outdoors with ease.

The utility room adds welcome practicality, offering extra storage and keeping household tasks neatly tucked away so the main living spaces remain calm and uncluttered.

The inner hallway is surprisingly spacious, where the current owner has made great use of the space by styling it with a sofa and decorative pieces. It brings a sense of personality to the home, a place to pause, display artwork or create a cosy reading corner.



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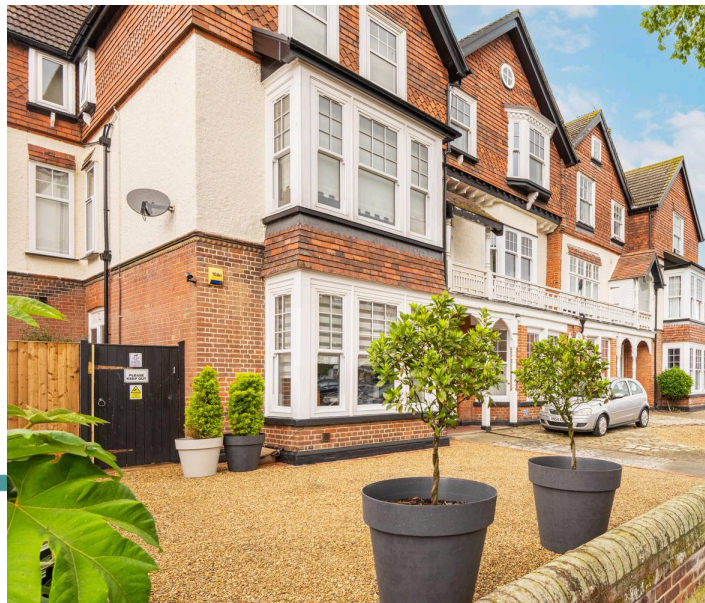
The double bedroom continues the home's characterful feel, with another attractive bay window and a cast-iron fireplace. It offers a restful atmosphere, ideal for those who value a quiet, private space to unwind at the end of the day.

The bathroom has a timeless quality, featuring a freestanding bathtub, vanity, WC and built-in storage. It's a space designed for long, unhurried evenings and simple everyday comfort.

The garden has been thoughtfully arranged for easy enjoyment. A raised decked terrace is perfect for outdoor dining or weekend gatherings, while the artificial lawn keeps maintenance low without compromising on appearance. Planted borders add colour and interest, and gated access to the front makes life practical and straightforward.

To the front, the property offers parking for up to three vehicles, a valuable feature in this well-loved coastal setting.

This apartment is well suited to those who want a home with character, style and a strong sense of everyday ease. With the seafront just moments away and beautifully finished interiors throughout, it offers a lifestyle that feels both relaxed and thoughtfully considered.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	68	
(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	

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