

Flat 4 15 Kirkley Cliff, Lowestoft

Minors & Brady

Flat 4 15 Kirkley Cliff

Lowestoft

Set within an elevated coastal position close to the promenade and South Beach, this well-maintained flat offers comfortable accommodation arranged around a spacious lounge, a fitted kitchen with areas for your appliances, a double bedroom with a Velux window and a bathroom with a bath and overhead shower. The flat forms part of an established period building with well-maintained communal areas and a shared courtyard to the rear with parking, while its location places local shops, cafes, restaurants and supermarkets close at hand, with Lowestoft town centre and the railway station easily accessible for wider connections.

- Offered chain free!
- Well-maintained flat proudly positioned along the desirable Kirkley Cliff in the coastal town of Lowestoft
- Spacious lounge providing comfortable living and dining space
- Kitchen fitted with cabinetry, a sink/drainer unit and areas for your own appliances
- Double bedroom with Velux window allowing good natural light
- Bathroom fitted with bath and overhead shower, finished with full tiling and wood effect flooring
- Gated private parking
- Elevated setting with direct access to the promenade and South Beach
- Close to local shops, cafes, restaurants and supermarkets for everyday convenience
- Easy access to Lowestoft town centre and the railway station, with links to Norwich and Ipswich

M&B








SHARP
Minors & Brady

Flat 4 15 Kirkley Cliff

Lowestoft

The Location

Kirkley Cliff occupies a particularly appealing coastal position in Lowestoft, Suffolk, placing residents close to the town's sandy seafront while remaining within easy reach of everyday amenities. The setting is well suited to couples, professionals and those looking to make the most of a coastal lifestyle, with the beach, local green spaces and established shopping areas all accessible nearby.

Daily needs are well catered for along London Road South, where a mixture of independent shops, cafés, restaurants and practical services can be found. For larger shopping trips, North Quay Retail Park brings together Morrisons, Next, Currys, Halfords, Home Bargains, TK Maxx, The Food Warehouse, Pets at Home and Superdrug, alongside Costa and other food outlets. To the south, Gateway Retail Park provides further choice including Aldi, The Range, The Gym and Costa, with additional established retail facilities around Tower Road. Healthcare provision includes Kirkley Mill Health Centre and Kirkley Mill Pharmacy, with James Paget University Hospital serving the wider area.

Families have several schooling options in and around Kirkley, including St Mary's Roman Catholic Primary School on Kirkley Cliff Road, alongside Phoenix St Peter Academy, Westwood Primary School, Red Oak Primary School and Elm Tree Primary School. Secondary education is available at East Point Academy and Pakefield High School, both of which are listed as Ofsted-rated Good.

For travel, Lowestoft railway station provides Greater Anglia services, while local bus connections are operated by First Bus and longer-distance National Express services run from the town's main bus station. Road connections provide access south towards Beccles and Ipswich and west towards Norwich, making the location practical for travelling across East Anglia.













Flat 4 15 Kirkley Cliff

Lowestoft

A defining part of life here is the proximity to the coast. Lowestoft's sandy beach provides space for swimming and seafront walks, while nearby Kensington Gardens offers landscaped grounds, tennis courts, bowls and tearooms. Claremont Pier, the promenade and East Point Pavilion add to the seafront's recreational offering, while destinations such as Pakefield, Oulton Broad and Southwold broaden the opportunities for days out along the Suffolk coast.

Kirkley Cliff, Lowestoft

Stepping inside, the entrance hall sets the tone with its traditional red carpet underfoot, high ceilings and original detailing, creating a welcoming arrival space with room for coats and shoes before moving through the apartment.

From here, the lounge opens up into a generous and characterful living area, finished with fitted carpet and defined by exposed timber beams that add warmth and visual interest. Natural light filters in through the windows, giving the room a comfortable feel that works equally well for relaxing or entertaining, with ample space for both seating and a dining table.

The kitchen is positioned just off the entrance hall and is fitted with a range of matching wall and base units, complemented by tiled splashbacks and work surfaces. Integrated appliances include an oven and hob, while there is space for additional appliances. The layout is efficient and well arranged, making good use of the available space.

Flat 4 15 Kirkley Cliff

Lowestoft

The double bedroom is well proportioned and continues the character theme with sloped ceilings, exposed beams and a Velux window that brings in additional daylight. Fitted carpet runs throughout, and there is plenty of room for bedroom furniture alongside a desk or storage, making it ideal for both rest and working from home.

Completing the accommodation is the bathroom, fitted with a panelled bath and overhead shower, wash basin and WC. The space is fully tiled to the walls, with wood-effect flooring underfoot and a roof window that provides natural light while maintaining privacy.

Residents also have access to a well-kept communal courtyard area, finished with brick paving and gravel sections, along with gated off-road parking.

Agent's Note

This property will be sold leasehold.

Ground rent: TBC.

Maintenance fee: TBC.

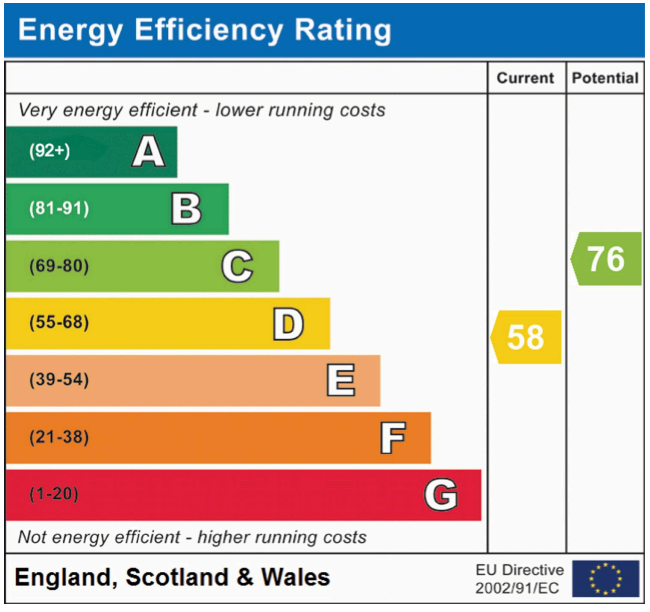
Connected to mains electricity.

Electric underfloor heating system.

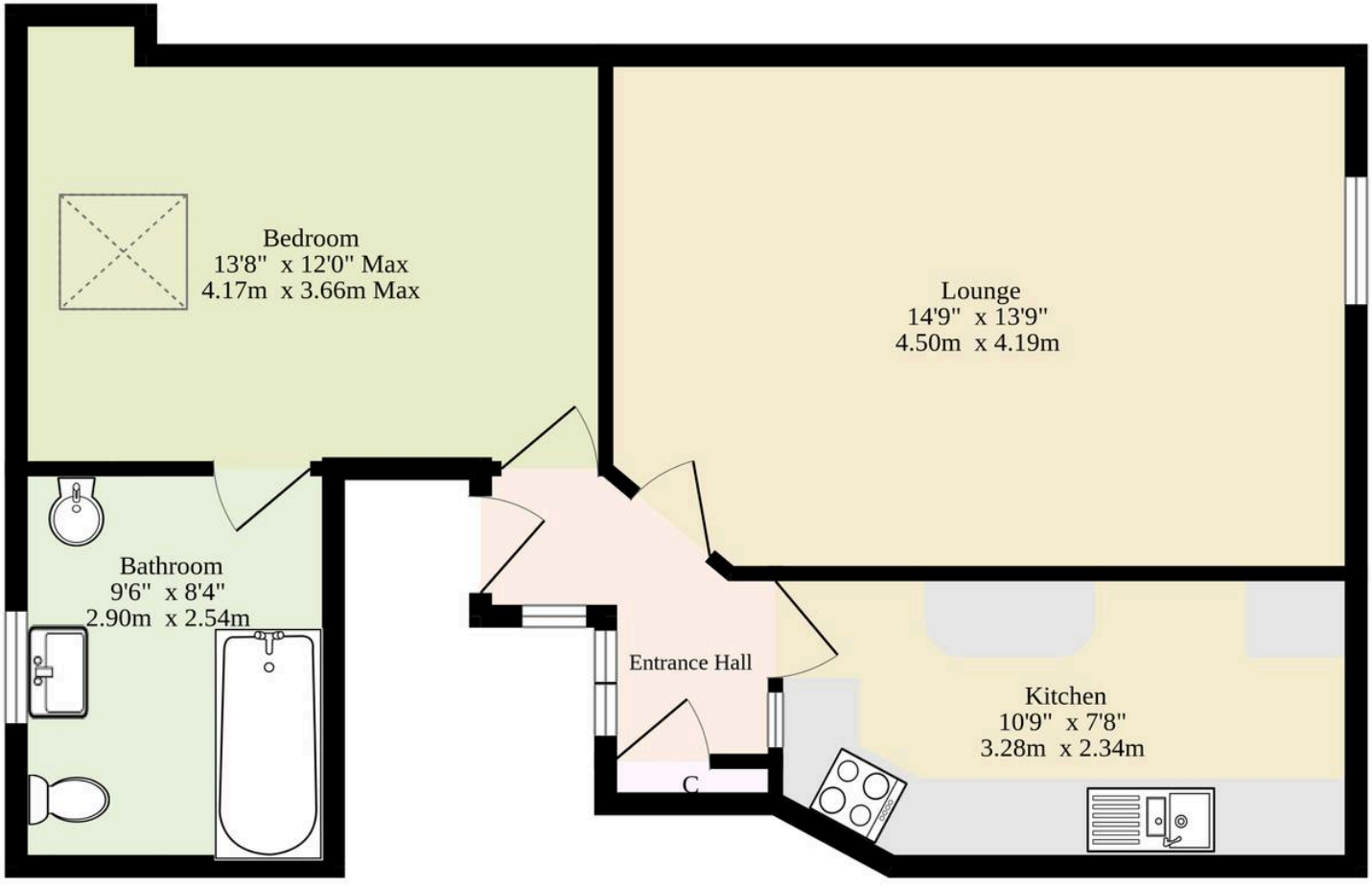
Please note: This building is Grade II listed.







606 sq.ft. (56.3 sq.m.) approx.



M&B

TOTAL FLOOR AREA : 606 sq.ft. (56.3 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.
Made with Metropix ©2026

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



Meet *Macey*
Branch Manager



Meet *Bradley*
Senior Property Lister



Meet *Louie*
Property Consultant

Minors & Brady

Your home, our market

oultonbroad@minorsandbrady.co.uk | 01502 447788 | 2a Ivy Lane, Oulton Broad, NR33 8QH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk