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**Kingswear Court, Kirkley Cliff Road**  
South Lowestoft, Suffolk, NR33 0BF

**£240,000**

FANTASTIC opportunity to acquire an immaculate GROUND FLOOR apartment in this DESIRABLE seaside development. Situated seconds from some of the FINEST BEACHES on the East coast it's an ideal purchase whether your main residence or a HOLIDAY HOME. Accommodation comprises; communal entrance hall with intercom system, inner hallway, OPEN-PLAN living area including kitchen with integral appliances, 2 DOUBLE bedrooms with ENSUITE to main & family bathroom. uPVC DG & GCH throughout & allocated parking space.

\* NOT TO BE MISSED \*

### COMMUNAL HALLWAY

Secure entrance hall with front and rear door.

### APARTMENT HALLWAY

Through the front door you enter this 2 bed ground floor apartment in excellent condition. With access to all areas the hallway features sea grass flooring, telephone, power points, security video intercom and the consumer unit in situ. Large built-in storage cupboard.

### LOUNGE / DINER / KITCHEN / BREAKFAST ROOM

19' 4" x 15' 5" (5.91m x 4.70m narrowing to 3.26m)

Modern day open-plan living at its best, whether creating culinary delights and entertaining guests or chill out, relax and unwind... Fitted carpet, uPVC double glazed windows, radiators, TV, telephone and power points.

### KITCHEN AREA

Ample high gloss cream modern wall and base units with under counter lighting, worktop, inset sink / drainer, waste disposal unit and quality Neff integral appliances include a double oven with ceramic electric hob and extractor fan over, washer / dryer and a fridge / freezer. Gas central heating / domestic hot water combination boiler in situ.

### BEDROOM 1

14' 2" x 9' 5" (4.32m x 2.88m)

Good size double bedroom overlooks the rear of the property and features fitted carpet, uPVC double glazed window, radiator, TV, telephone and power points. Door to the...

### ENSUITE

Just the place to start and end everyday with a lovely white contemporary suite comprising vanity wall and base units with inset basin, courtesy mirror with lighting and demister. Low level WC and an oversize corner cubicle with mains shower. Tiled flooring, extractor fan, shaver point and heated towel rail.

### BEDROOM 2

9' 2" x 9' 0" (2.80m x 2.76m)

Second double bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points.

### BATHROOM

Contemporary white high gloss suite with vanity wall and base units with inset basin, courtesy mirror with lighting and demister. Low level WC and panelled bath. Tiled flooring, extractor fan, shaver point and heated towel rail.

### OUTSIDE

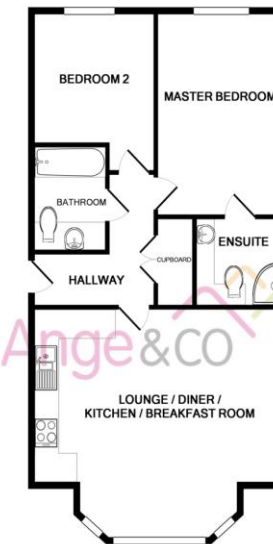
Communal low maintenance gardens to the front of the property and allocated off road parking to the rear with bicycle and bin store.

### OUTGOINGS

East Suffolk Council - BAND B - £1464.20 per annum  
Lease 989 years (documented 2019)  
Service charge - £525 per annum which includes:

- Cleaning and redecoration of communal areas
- Maintenance of communal gardens
- Fire alarm system and security video maintenance
- Building insurance

### ENERGY PERFORMANCE CERTIFICATE RATING - B



KINGSWEAR COURT, KIRKLEY CLIFF ROAD, LOWESTOFT  
TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

