



Elizabeth Court, Kirkley Cliff Road, Lowestoft

Guide Price £275,000 - £290,000 Leasehold

Energy Efficiency Rating : C

- ✓ Second Floor Apartment
- ✓ Stunning Panoramic Sea Views
- ✓ Sea Facing Balcony
- ✓ Renovated Internally To High Standard
- ✓ Open Plan Reception Space
- ✓ Two Ample Bedrooms
- ✓ Lift Access To All Floors
- ✓ Allocated Parking & Shared Gardens

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



A unique opportunity to purchase a STUNNING, REFURBISHED & SPACIOUS, purpose built second floor apartment situated in this small exclusive development with PANORAMIC FAR REACHING VIEWS overlooking Lowestoft's award winning South beach and sea beyond. Whilst being located on the sea front, the apartment is also within an EASY WALK to local amenities, including local schooling and bus routes providing direct access to Lowestoft Town and Norwich. This TASTEFUL home has been extensively renovated by the current owners and includes a BRAND NEW KITCHEN and STUNNING FULLY TILED FIVE PIECE BATHROOM. The accommodation comprises a large L-shaped SITTING/DINING ROOM with access onto the COVERED BALCONY, and also opening into the fitted kitchen. Off the hallway there are TWO DOUBLE BEDROOMS and a re-fitted bathroom. Externally you will find well maintained communal gardens overlooking the beach and ALLOCATED PARKING for one vehicle.

LOCATION

Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

DIRECTIONS

You may wish to use your Sat-Nav (NR33 0DJ), but to help you...Following the A12/A47 heading towards Ipswich, going over the bridge and taking the left turn on to the B1532 Marine Parade. Continue along, passing Cliff Road, where the property can be found on your left hand side just beyond the Victoria Hotel.

AGENTS NOTE

The property is leasehold with 999 lease from new meaning there is 967 years remaining. Upon ownership within the building you also own a share of the freehold with the other 9 apartments. There is a service charge payable of approximately £1600PA. You will find lift access to all floors of the buildings as well as shared communal gardens.

The property is approached from a shared car park with secure entrance door into lobby where stairs and lift can be found leading to second floor.

Entrance door to:

ENTRANCE HALL

Fitted carpet, wall mounted electric heater, built-in storage cupboard with space for washing machine and tumble dryer, built-in airing cupboard, smooth coved ceiling, doors to:

DOUBLE BEDROOM

11' 2" x 9' (3.4m x 2.74m) Fitted carpet, uPVC double glazed window to front, smooth covered ceiling.

DOUBLE BEDROOM

11' 8" x 10' 2" (3.56m x 3.1m) Fitted carpet, wall mounted electric heater, uPVC double glazed window to front, smooth covered ceiling.

FAMILY BATHROOM

Five piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit, panelled bath with mixer shower tap, bidet, shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, wall mounted vanity mirror with lighting, fitted carpet, wood effect flooring, heated towel rail, uPVC obscure double glazed window to side, smooth covered ceiling.

SITTING ROOM

20' 1" x 19' 1" (6.12m x 5.82m) Feature fire place with marble surround, fitted carpet, wall mounted electric heater x2, uPVC double glazed sliding patio door to rear, 2 x sliding patio doors leading onto balcony overlooking the sea, television point and telephone points, smooth covered ceiling, opening to:

KITCHEN

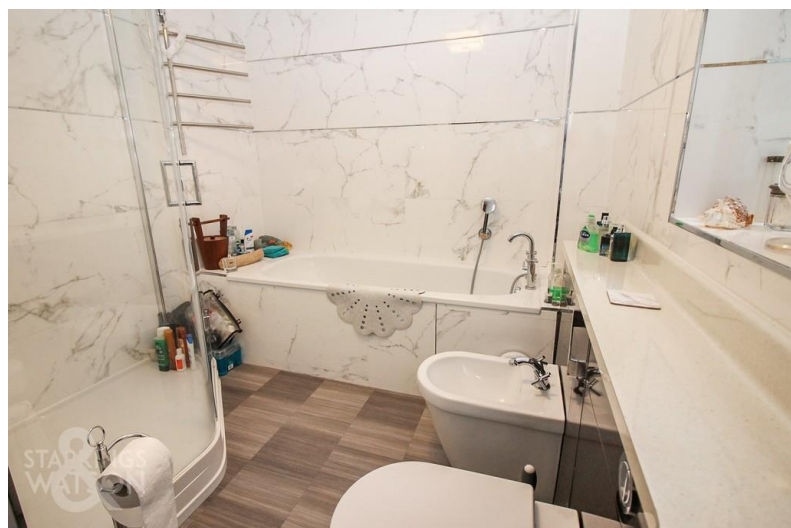
10' x 7' 10" (3.05m x 2.39m) Fitted range of wall and base level units with quartz work surfaces and inset one and a half bowl sink and drainer unit with mixer tap and matching up-stands, tiled splash backs, inset electric ceramic induction hob and built-in electric oven and microwave combination with extractor fan over, integrated dishwasher, space for fridge freezer, under cupboard lighting, plinth level lighting, Amtico flooring, uPVC double glazed window to side, smooth covered ceiling.

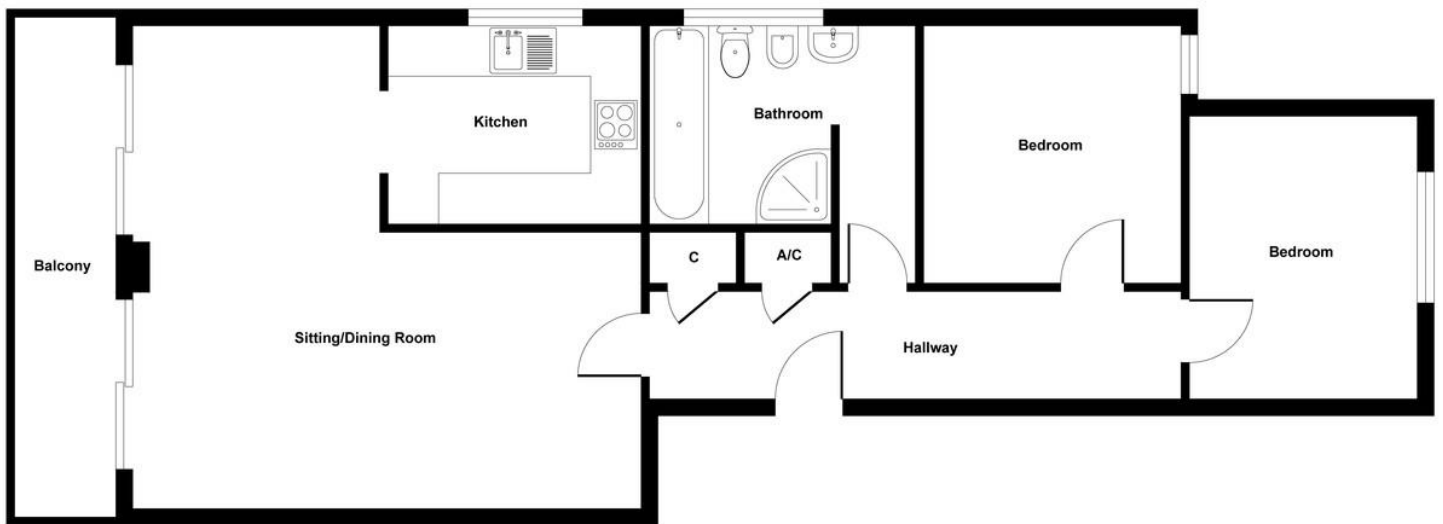
OUTSIDE REAR

This property has a balcony with space for seating and planting, with panoramic views of the beach and sea beyond. Shared communal lawned gardens can be found, which are private for residents use only.

PARKING

Parking allocated for 1 car with visitors spaces available too.





Floor Plan
Approximate Floor Area
802 sq. ft
(74.50 sq. m)
Approx. Gross Internal Floor Area 802 sq. ft / 74.50 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements