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**Substantial Period Building Suitable For Conversion**

44 Kirkley Cliff Road, Lowestoft, NR33 0BY

EPC Rating E

**Guide Price £475,000 Freehold**



**LOCATION**

The property is prominently positioned on Kirkley Cliff Road approximately two miles south of Lowestoft town centre and two miles north of the A12 main trunk road.

The location is developing into a sought-after area with many large period properties overlooking the cliffs and the sea beyond. Close to numerous facilities and the South Beach itself which is an extremely popular tourist and local population leisure destination.

**PROPERTY DESCRIPTION**

The subject property overlooks the playing fields of the St Mary’s Roman Catholic Primary School opposite which delivers unfettered sea views.

Surrounding and neighbouring properties include residential apartments, detached residential homes, hotels and guest houses and the Kensington Gardens Park.

A detached three storey extended former Georgian residential house. It has been extended further to the rear to provide space for its most recent use as a care centre.

The main ramped access at the front leads into the entrance hall from Kirkley Cliff Road with pedestrian access to the site leading to the rear. There is vehicular rear access provided via Rectory Road leading to a car parking area.

The property is arranged over three floors:

- The ground floor provides group dining rooms, kitchen, toilets, utility room and workroom.
- The first floor provides further activity rooms, staff rooms, a further kitchen and toilets.
- The second floor is split front and rear; the front providing offices and a kitchen and the rear providing offices and a toilet.

The property benefits from a staircase at the front of the property and a separate staircase to the rear meaning that the property could be split front and rear.

There are gardens to the rear of the property and up to three car parking spaces accessed via Rectory Road. The gardens could be removed to provide more car parking if required.

**SCHEDULE OF ACCOMMODATION**

We have carried out a measured survey and the property provides the following net internal floor areas:

Ground floor	144.50 m <sup>2</sup>	(1,555 ft <sup>2</sup> )
First floor	121.34 m <sup>2</sup>	(1,306 ft <sup>2</sup> )
Second floor	69.97 m <sup>2</sup>	(753 ft <sup>2</sup> )
Total	335.81 m <sup>2</sup>	(3,615 ft <sup>2</sup> )

**SERVICES**

We believe that mains, water, drainage, electricity, and gas are connected to the property with the central heating provided by a gas boiler located in the rear boiler room.

**BUSINESS RATES**

To be confirmed.

**TERMS**

The freehold of the property is available to purchase at a Guide Price of £475,000.

**VIEWINGS**

Strictly by appointment with the joint sole selling agents:

- Daniel Bycroft, Bycroft Commercial, 01493 844489 or db@charlesbycroft.co.uk
- Rob Holmes, Concertus Design & Property Consultants, 01473 316600 or rob.holmes@concertus.co.uk

