



SOUTHWOLD
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
SAXMUNDHAM

ESTATE AGENTS



12 BEACHMANS COURT PAKEFIELD
GUIDE PRICE £195,000 LEASEHOLD

First Floor Apartment with Panoramic Sea Views

Communal Entrance Hall Entrance Hall Sitting Room

Kitchen/Dining Area Two Double Bedrooms Bathroom

Allocated Parking Space Communal Gardens

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

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THE PROPERTY

Number 12 Beachmans Court is a purpose built first floor apartment with amazing panoramic sea views. The property is in need of some upgrading and would benefit from a new kitchen and bathroom. The accommodation comprises: a communal entrance hall with security intercom, entrance hall, spacious sitting room, kitchen with dining area, two double bedrooms and a bathroom. There are communal gardens and an allocated car parking space.

The apartment would be suited for either full time occupation or for use as a low maintenance holiday home, ideally located to explore all that the area has to offer.

LOCATION

12 Beachmans Court is situated on Pakefield Cliffs and the views from the front aspect over the beach and the sea are quite stunning. There are a number of amenities to be found in the village of Pakefield including shops for everyday needs, bars, restaurants, Church and schools. The town of Lowestoft can be found approximately one mile to the north and to the south Southwold and the Heritage Coast are within easy motoring distance.

DIRECTIONS

From the agents Southwold office proceed out of the town taking the second right into Lowestoft Road and continue towards Wrentham. Pass through the village and at the crossroads with the A12 turn right heading north towards Kessingland. Continue on the A12 past Kessingland and towards Pakefield. At the fourth roundabout take the third exit onto the B1532 and proceed for about a mile taking a right into Pakefield Street. Continue to the Jolly Sailor and then bear left into Wilson Road. The entrance to Beachmans Court can be found after a short distance on the right hand side.

The accommodation in more detail comprises:

ACCOMMODATION

An entrance door with security intercom opens to the communal entrance hall and stairs give access to the first floor.

ENTRANCE HALL

With built in double cloaks cupboard; further built in shelved linen cupboard, radiator; intercom telephone; ceiling light point; coved and textured ceiling; fitted carpet; door to:-

SITTING ROOM

17ft x 12ft 4in.
5.18m x 3.77m
A lovely light and airy room with panoramic sea views over the beach and to the sea from the double glazed window to both front and side aspects; radiator; TV point; telephone point; power points; two wall light points and ceiling light point; coved and textured ceiling; fitted carpet.

KITCHEN/DINING AREA

15ft x 9ft 10in.
4.57m x 3.00m
Double glazed window to front aspect with lovely views; stainless steel double drainer sink; a good range of base and wall mounted units; electric/ gas cooker point; fridge space; plumbing for washing machine; wall mounted Worcester gas fired boiler for central heating and domestic hot water; radiator; coved and textured ceiling; ceiling light point; vinyl flooring.

BEDROOM 1

13ft x 10ft 2in.
3.96m x 3.10m
Double glazed window to rear aspect; radiator; power points; telephone point; covied and textured ceiling; ceiling light point; fitted carpet.

BEDROOM 2

13ft x 8ft.
3.96m x 2.44m
Double glazed window to rear aspect; radiator; power points; coved and textured ceiling; ceiling light point; fitted carpet.

SHOWER ROOM

7ft 6in x 6ft 6in.
2.29m x 1.98m
Double glazed window to side aspect; a three piece suite comprising a panelled bath with Mira shower over; pedestal wash basin; low level w.c.; radiator; light/shaver socket; coved and textured ceiling; ceiling light point; vinyl flooring.

OUTSIDE

An attractive, well maintained communal lawned garden with inset borders, flower beds, low brick wall and wrought iron railings. Wrought iron gate gives access to the promenade. Communal drying and bin storage area. Allocated parking space.

LOCAL AUTHORITY

East Suffolk Council.

COUNCIL TAX BANDING

C

ENERGY PERFORMANCE RATING

C

SERVICES

We understand all mains services are connected.

OUTGOINGS

Lease 999 years—from 1986.
Ground Rent. Maintenance and insurance approximately £840 per annum.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3953

