



Kirkley, Suffolk

Guide Price £725,000

- 7 Bedroom Period Home with Self Contained Two Bedroom Annexe
- Sea Views to Front On All Floors
- Multi Optional Use Throughout with Holiday Let, Residential or Long Term Let
- Meticulously Restored and Renovated Throughout
- Driveway to Rear with Three Parking Spaces
- Currently Run as a Successful Holiday Let
- Close Proximity to Southwold, A12 Links and Norwich

Kirkley Cliff, Kirkley

Kirkley Cliff House is an impressive Grade II-listed coastal townhouse occupying an enviable position on Kirkley Cliff, just moments from the seafront and enjoying spectacular, uninterrupted views across the sea. A substantial seven-bedroom property, it has been meticulously renovated and restored throughout, carefully preserving its period character, original features and generous proportions while introducing a refined and comfortable contemporary finish. The result is a remarkable coastal home in which the sea is a constant presence, with far-reaching views enjoyed from several rooms and the principal balcony. The property also benefits from its own private driveway to the rear, providing off-road parking for up to three cars. Currently operating as a successful holiday let, Kirkley Cliff House presents an established and highly appealing income-generating opportunity in a sought-after coastal location. In addition, the lower ground floor provides a fully self-contained two-bedroom accommodation with its own private access, kitchen, shower room, en-suite facilities and courtyard. This versatile space offers potential for use as a private annexe or, subject to the necessary consents, as a separate holiday let, creating further scope for income generation or flexible multi-generational living.



Council Tax Band:



GROUND FLOOR

The ground floor provides a welcoming introduction to the house, with a generous entrance hall creating an immediate impression of the scale and character of the property. The proportions are typical of a substantial Victorian townhouse, with high ceilings, period detailing and a sense of space that continues throughout the accommodation. The kitchen and dining area forms one of the principal social spaces within the house. Generously arranged and well equipped, the kitchen combines practical functionality with the character expected of a property of this age. There is ample space for preparing meals together, while the adjoining dining area provides a relaxed setting for long lunches, family breakfasts and evenings spent around the table. Large windows draw in plenty of natural light and, once again, bring the coastal setting into the room. The combination of period proportions, contemporary furnishings and views towards the sea gives this space a particularly appealing character. To the rear of the ground floor is a practical utility room, providing useful additional space for the day-to-day running of the house and complementing the generous kitchen facilities. A separate WC is also located at the rear, conveniently positioned for both the living and dining areas. From this part of the house, doors open directly onto the rear garden, creating a natural connection between the interior and exterior spaces. This direct access makes the garden easily accessible throughout the day and allows the rear of the property to function as a relaxed extension of the main living accommodation, particularly during the warmer months.

FIRST FLOOR

The principal first-floor sitting room is undoubtedly one of the property's highlights. Generously proportioned and beautifully presented, it provides a wonderful space in which to relax and take in the far-reaching sea views. A balcony extends from this level, creating an exceptional spot to sit with a morning coffee, enjoy the changing light across the water or simply watch the ever-changing coastal scene. The elevated position allows the sea to remain a constant and impressive feature of the home. Adding considerably to the atmosphere is the wood-burning stove, which forms a natural focal point within the principal lounge. On cooler evenings, the combination of the fire, generous proportions and spectacular sea outlook creates a wonderfully cosy and atmospheric space. Further fireplace features throughout the property enhance its period character and provide a reminder of the building's heritage. Also located on the first floor is a second sitting room, offering a more intimate and versatile space away from the principal lounge. With its own fireplace and a comfortable, relaxed atmosphere, the room can be adapted to suit the needs of those staying at the house. It works equally well as a quiet study or reading room, a cosy snug for an evening retreat, or an additional sitting area when the property is occupied by a larger group. Its versatility provides an additional layer of flexibility to the accommodation, allowing guests to use the space according to the occasion and creating a natural balance between the more formal principal sitting room and this quieter, more intimate room. Completing the first-floor accommodation is a well-proportioned front bedroom, positioned to make the most of the property's elevated setting and natural light. The room provides a comfortable and peaceful bedroom space, with the character and proportions consistent with the rest of the house. Also on this floor is a generously appointed bathroom with a roll top bath and shower over, together with a separate WC, providing convenient and practical facilities for both the bedroom and the wider living accommodation.

SECOND FLOOR

The second floor provides a further three bedrooms, including the principal bedroom positioned to the front of the house and enjoying wonderful far-reaching views. Elevated above the surrounding properties, the bedroom makes the most of Kirkley Cliff House's enviable position, with the coastal outlook providing a striking backdrop and allowing the changing light across the water to become part of the experience of the room. Generously proportioned and comfortably presented, the principal bedroom has a calm and restful character, with its elevated position creating a real sense of privacy. The views are particularly impressive from this level, offering an ever-changing outlook from the early morning light through to the softer tones of the evening. Alongside the principal bedroom are two further bedrooms, both offering generous proportions and retaining the character found throughout the house. The two larger rooms benefit from their own fireplace features, adding warmth, individuality and a further sense of the property's period heritage. These fireplaces provide natural focal points within the rooms and complement the architectural character of the second floor. The principal shower room is also located

on this floor, conveniently positioned to serve the bedrooms. Well appointed and thoughtfully arranged, it provides a practical yet comfortable space within the upper-floor accommodation. With its combination of generous bedrooms, original character, period fireplaces and elevated coastal views, the second floor provides a particularly peaceful area of the house, while the principal bedroom's outlook reinforces the property's strong connection to the sea

THIRD FLOOR

The third floor provides a further three bedrooms, continuing the generous and characterful accommodation found throughout the upper levels of the house. Each room has its own individual character, with period proportions and features creating a warm and comfortable setting for guests. Positioned to the front of the property, the principal bedroom on this floor once again benefits from wonderful far-reaching sea views. From this elevated position, the coastal outlook is particularly impressive, with the sea providing a striking backdrop and reinforcing the property's exceptional position on Kirkley Cliff. The elevated setting also allows the room to benefit from an abundance of natural light, creating a bright and peaceful environment. Two further bedrooms complete the sleeping accommodation on this floor, both offering comfortable and well-proportioned spaces. As with the remainder of the house, the rooms retain the character and individuality of the property, with features and furnishings that complement its period architecture. A dedicated shower room is also located on the third floor, conveniently positioned to serve all three bedrooms. This provides practical and easily accessible facilities for guests staying at this level, allowing the floor to function as a comfortable and self-contained sleeping area within the wider house. The third floor therefore adds a further sense of space and flexibility to Kirkley Cliff House, with three additional bedrooms, dedicated bathroom facilities and, from the front bedroom, another wonderful perspective across the Suffolk coastline.

LOWER GROUND FLOOR

The lower ground floor provides a further, entirely self-contained element to Kirkley Cliff House, accessed independently from the main accommodation and offering an excellent degree of flexibility for guests. Although separate in layout, it shares the same character and attention to detail found throughout the principal house, with period features, generous proportions and a warm, comfortable atmosphere filled with natural light. The accommodation comprises two well-proportioned double bedrooms, making this level particularly well suited to guests who may appreciate a little additional privacy from the main house. A dedicated shower room serves the lower ground floor, complemented by an additional en-suite facility, providing practical and comfortable arrangements. The layout makes the accommodation particularly versatile, whether used by a second family, older children, couples travelling together or guests who simply prefer their own independent space. The lower ground floor also benefits from its own kitchen, providing everything required for a more independent stay. At the rear, the accommodation opens onto its own private courtyard. Providing a sheltered outdoor space, the courtyard offers a quiet place to sit and enjoy the fresh coastal air, and further extends the living space beyond the walls of the house. Importantly, this separation also presents a range of potential uses for the accommodation. It could work particularly well as a private annexe for extended family, a dedicated space for older children or visiting guests, or as an independent holiday-let accommodation. The self contained unit has it's own EPC with a rating of C.

LOCATION

Kirkley Cliff House occupies an exceptional coastal position on Kirkley Cliff in Lowestoft, with the seafront and beach just moments from the property. The location combines the appeal of a traditional seaside setting with excellent connectivity, making it well suited both as a holiday destination and as a property for wider personal use. Lowestoft provides a comprehensive range of everyday amenities, restaurants, cafés and leisure facilities, while the surrounding Suffolk coastline offers an abundance of beaches, coastal walks and attractive towns and villages to explore. The property is particularly well placed for accessing the wider Suffolk coast, with the sought-after seaside town of Southwold readily accessible by road. The A12 provides a direct route south towards Southwold, Aldeburgh, Ipswich and the wider Suffolk countryside, while routes north provide access towards the Norfolk coast. For those travelling by rail, Lowestoft station provides regular services towards Norwich, with journeys taking approximately 40–45 minutes. Rail connections also provide access towards London, making the property surprisingly well connected despite its coastal setting. Norwich itself is within relatively easy reach,

providing an attractive contrast to the coast with its historic architecture, independent shops, restaurants, cultural attractions and extensive amenities. The combination of its immediate access to the sea, proximity to Southwold and the wider Suffolk Heritage Coast, excellent road connections via the A12 and rail links towards Norwich and London makes Kirkley Cliff House particularly well positioned for both leisure and longer-term enjoyment.

SERVICES

Mains water, electricity, gas and water

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



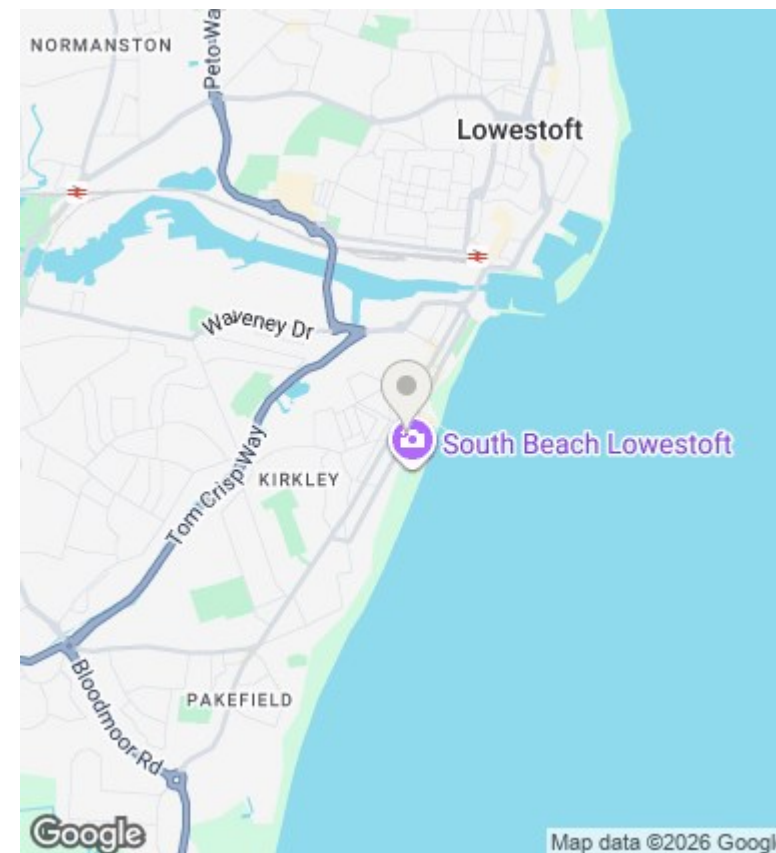




KIRKLEY CLIFF, NR33 0BY

TOTAL FLOOR AREA: 3698 sq.ft. (343.5 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.
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Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com