

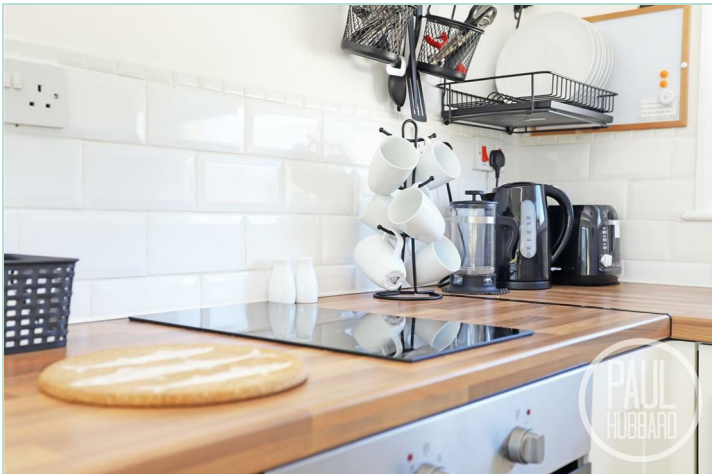
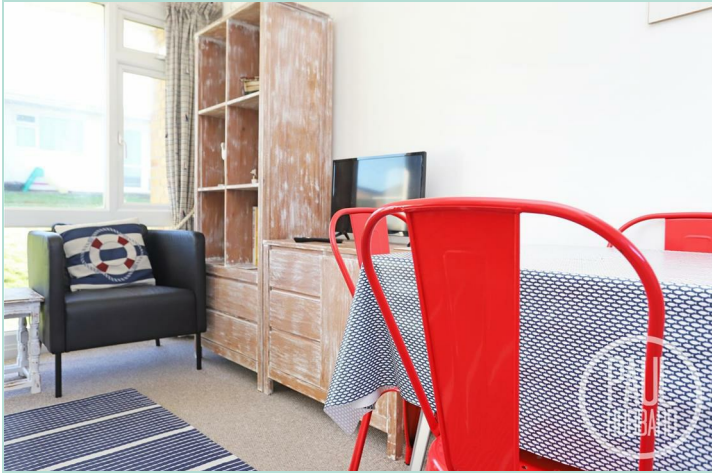
£80,000
Asking Price



Alandale Drive Kessingland, NR33 7SD

- Extremely well-presented chalet
- Two separate bedrooms
- Spacious and modern open-plan layout
- Completely renovated by current owners
- Operating as a successful holiday let
- Fully furnished and sold as seen
- Direct access to award-winning Kessingland beach
- Convenient on-site parking available nearby
- Situated in a highly sought-after coastal location
- A fantastic opportunity for personal or investment purposes

**PAUL
HUBBARD**



Location

This property is nestled in the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the neighbourhood shops, amenities and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.

Summary

This BEAUTIFULLY RENOVATED CHALET is situated in the highly sought-after coastal village of Kessingland, known for its idyllic AWARD WINNING BEACH and charming local amenities. The property has been METICULOUSLY UPDATED to a high standard, making it a perfect opportunity for an investment, CURRENTLY OPERATING AS A SUCCESSFUL HOLIDAY LET. The chalet offers two separate bedrooms and a bright, modern OPEN-PLAN LAYOUT, providing a spacious and welcoming atmosphere. Sold FULLY FURNISHED, it is ready to enjoy or continue as a thriving holiday business. The chalet benefits from direct access to Kessingland's unspoilt beach, allowing for SCENIC WALKS towards Pakefield, Benacre, Covehithe, and Southwold. ON SITE PARKING is conveniently available nearby, and the village itself boasts a range of cafes, shops and excellent transport links, including direct bus routes to Norwich, Lowestoft, and surrounding areas. With easy access to nearby beauty spots like Oulton Broad, Beccles, and Southwold, this property is an ideal coastal retreat in a PRIME LOCATION.

Lounge/diner

3.54 x 3.21

UPVC entrance door & double glazed window to the front aspect, fitted carpet, unit housing the consumer unit, an opening leads to the kitchen and a door opens into the lobby.



Kitchen

2.18 x 1.66

Open to the lounge/ diner, comprising, vinyl flooring, UPVC double glazed window to the rear aspect, units above & below (housing hot water tank) laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven & ceramic hob and fridge- freezer.

Bedroom 1

3.03 x 2..63

Fitted carpet and a UPVC double glazed window to the front aspect.



Bedroom 2

2.56 x 2.07

Fitted carpet and a UPVC double glazed window to the rear aspect.

Shower Room

1.89 x 1.65

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, part tiled walls, wall mounted space heater, suite comprises a toilet, wash basin set into a vanity unit with a mixer tap and an electric shower set unit a cubicle enclosure.



Outside

At the front, a small sheltered paved area, perfect for enjoying a morning coffee, features a table and chairs. There is also an outdoor storage cupboard for added convenience. A large communal lawn in front provides a pleasant green space, enhancing the surroundings. Nearby, you'll find a free communal car park and direct access to the stunning Kessingland beach, just a short walk away.

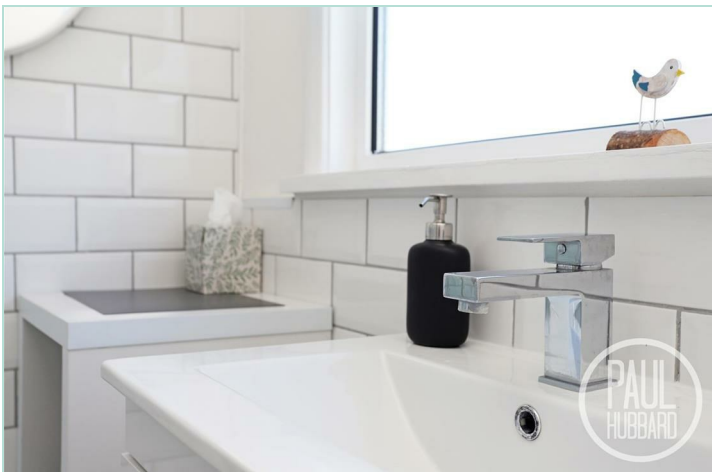
Lease information

£44 p/a service charge

£61 p/a water and sewage

Agent Note

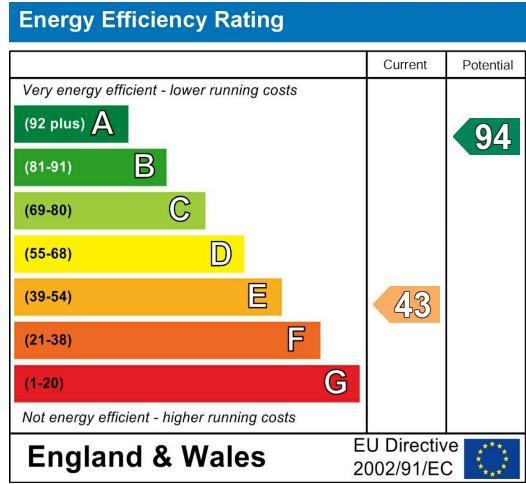
The council tax band is currently unavailable, as the property is registered for business rates by the owners.



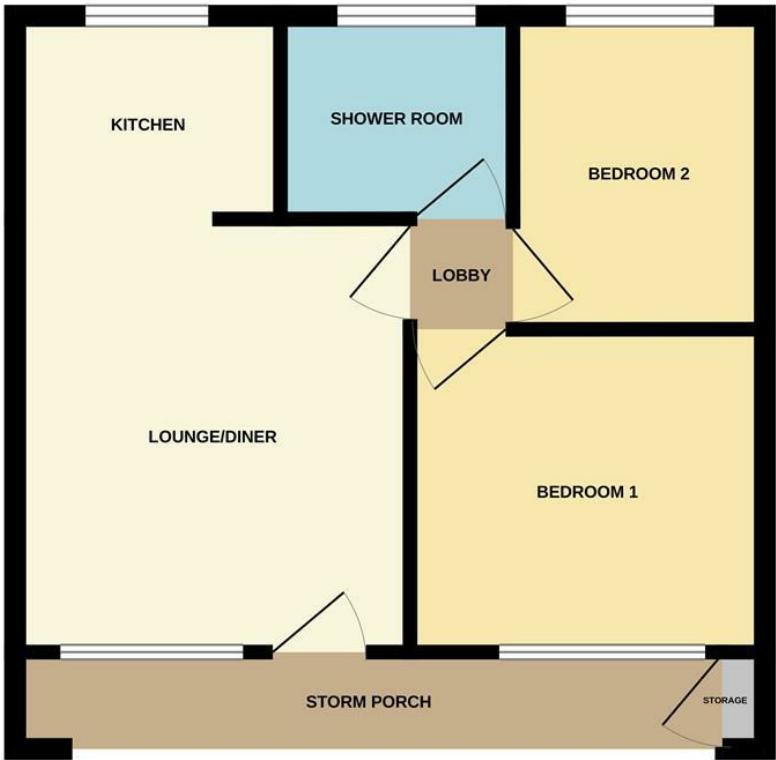




Tenure: Leasehold
Council Tax Band: CURRENTLY BUISNESS RATES
EPC Rating: E TBC
Local Authority: East Suffolk Council



GROUND FLOOR



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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