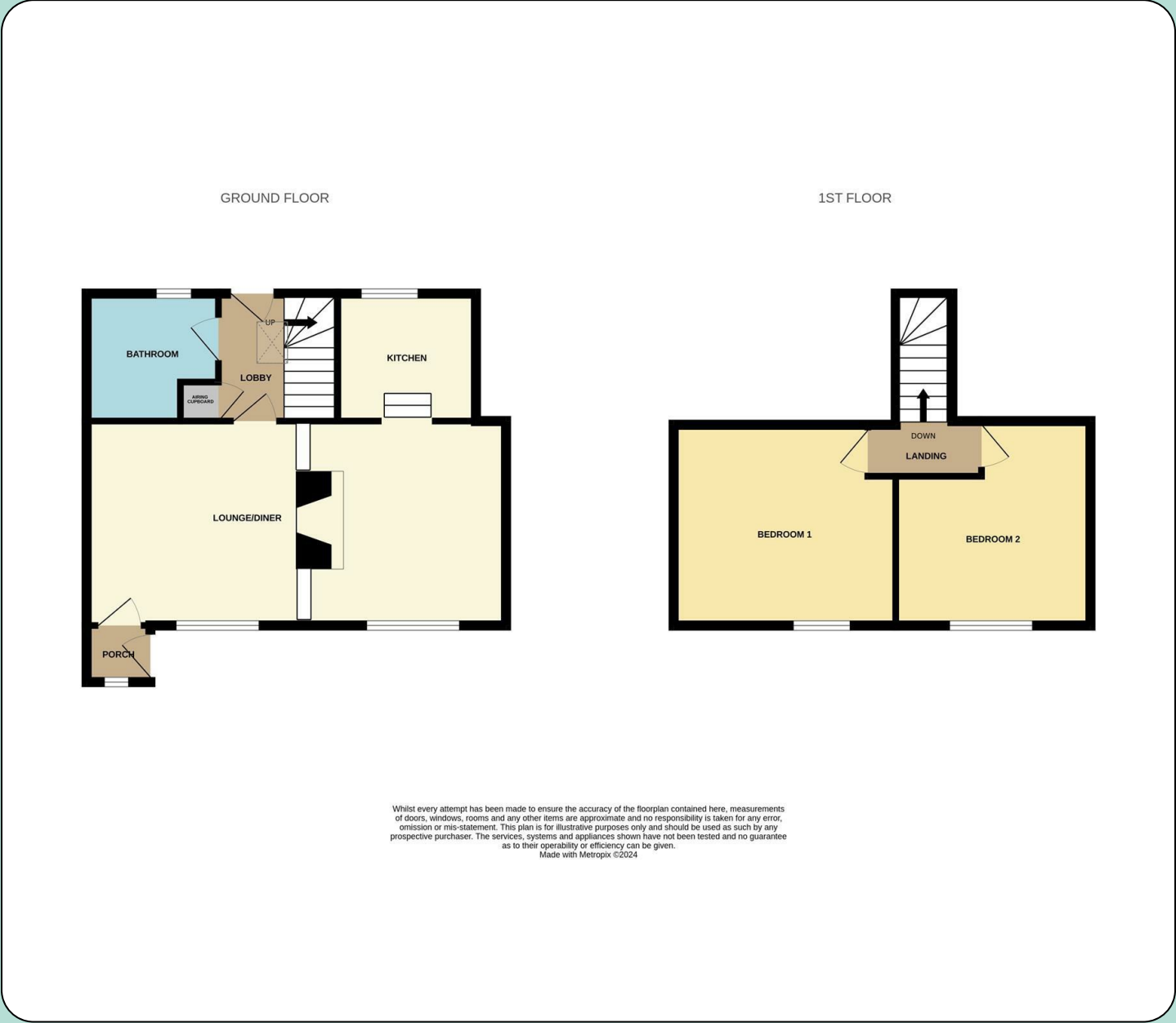


Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



£250,000  
Asking Price



## High Path

Kessingland, NR33 7RS

- Spacious mid terrace home
- Built in 1892
- 2 double bedrooms
- Direct access to award-winning Kessingland beach
- Continently located for local amenities & shops
- Chain free
- Private rear garden
- Open-plan lounge/diner
- Stunning sea views from all front windows
- Perfect for customisation and making your own

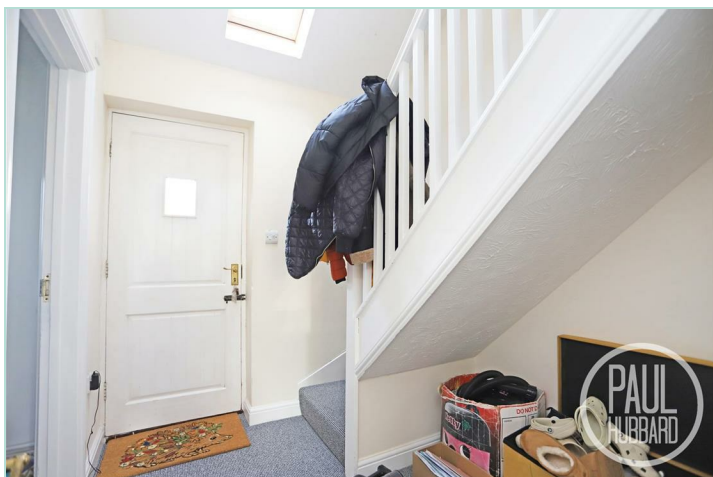
Paul Hubbard Estate Agents  
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NR33 0BB

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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







### 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.

### Entrance Porch

1.14 x 1.00

UPVC entrance door to the side aspect, UPVC double glazed window to the front aspect and a door opens into the lounge/diner.

### Lounge/Diner

7.50 max x 3.63 max

x2 UPVC double glazed windows to the front aspect, x2 radiators, recessed chimney breast, a small step up connecting the lounge & dining room and doors open to the rear lobby & kitchen.

### Kitchen

2.49 x 2.31

Wall-mounted gas combi boiler, radiator, loft access, units above & below, laminate work surfaces, tile splash backs, stainless steel sink & drainer with hot & cold taps, spaces for a washing machine, oven, tumble dryer and fridge-freezer.

### Rear Lobby

A small step up, timber frame Velux window, airing cupboard, stairs leading to the first floor landing and doors opening into the bathroom and out to the rear garden.

### Bathroom

2.36 max x 2.27

Laminate flooring, UPVC double glazed obscure window to the rear aspect, loft access, radiator, extractor fan, suite comprises a toilet, pedestal wash basin with hot & cold taps and a panelled bath with hot & cold taps.

### Stairs leading to the first floor landing

Doors opening to bedrooms 1 & 2.

### Bedroom 1

3.96 x 3.78

UPVC double glazed window to the front aspect and a radiator.

### Bedroom 2

3.72 x 3.40

UPVC double glazed window to the front aspect, radiator and loft access.

### Outside

At the front, the property provides direct access to the beach, complemented by stunning sea views. This welcoming entrance enhances the home's charm, making it a perfect haven for beach enthusiasts and lovers of coastal living. A door opens into the entrance porch, and directly opposite, there are two convenient on-road parking spaces for added ease.

The rear garden features a patio area ideal for outdoor dining and relaxation, surrounded by a laid lawn. Gated access to the rear is provided.

### Agent Note

- The views portrayed in some of the images serve as a depiction of the surrounding locality and are not directly visible from the property. The property does have full fronting sea views.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

