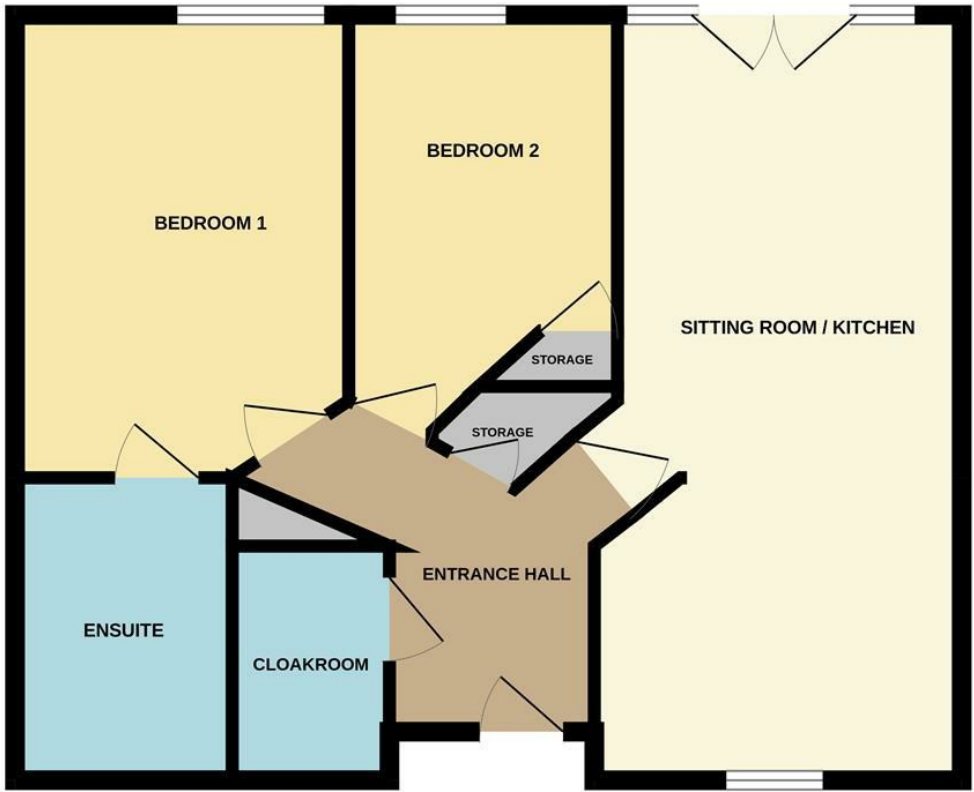


Tenure: Leasehold  
Council Tax Band: A  
EPC Rating:  
Local Authority: East Suffolk

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

GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 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.  
Made with Metropix ©2025

Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

Contact Us  
www.paulhubbardonline.com  
01502 531218  
info@paulhubbardonline.com

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



£80,000  
Offers Over



## Marram Green Kessingland, NR33 7AH

- Two bedrooms, including a master with en-suite
- Second-floor flat with lift access
- Open-plan sitting room and kitchen
- Separate cloakroom
- Quiet Kessingland location
- Neutral décor throughout
- Communal areas maintained for residents
- Opportunity to personalize and make your own
- Well-lit, airy living spaces
- Exclusive 55+ community

e - info@paulhubbardonline.com t - 01502 531218





### 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 hall

Entrance door to the front aspect, carpet flooring throughout, a radiator, doors opening to the cloakroom, storage cupboard, sitting room/ kitchen and bedrooms 1-2.

### Cloakroom

1.89m x 1.33m

Vinyl flooring throughout, part tiled walls, toilet and a wall mounted hand wash basin.

### Bedroom 1

3.18m x 2.26m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a door opening to the en-suite.

### En-suite

2.35m x 1.96m

Vinyl flooring throughout, part tiled walls, wet room shower, toilet, a wall mounted hand wash basin and a radiator.

### Bedroom 2

3.46m x 2.36m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a storage cupboard and a radiator.

### Sitting room/ Kitchen

6.96m max x 3.32m

Sitting room-

UPVC double glazed windows and French doors opening to the rear balcony, carpet flooring throughout, a radiator and an opening to the kitchen.

Kitchen-

Window to the front aspect, vinyl flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, integrated oven, hob and extractor fan, spaces for a slimline dishwasher, washing machine and a fridge/freezer.

### Outside

Balcony with views of the gardens, and residents have access to beautifully maintained communal gardens and parking.

### Agent note

The residence offers a welcoming environment with a library for quiet study, comfortable lounge areas for relaxation, and an active residence association to support community life. Dedicated staff are available to provide assistance, including tailored care plans where required.

Age- 55+

### 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.

