

Tenure: Freehold  
 Council Tax Band:  
 EPC Rating: G  
 Local Authority:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>15</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**£100,000**  
 Asking Price



103  
 485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.1 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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**Green Lane**  
 Lowestoft, NR33 7RG

- 3-bedroom chalet in Seaview Chalet Park
- Short walk to Kessingland Beach
- Bright and spacious sitting room
- Fitted kitchen with option for appliances
- Modern shower room
- Peaceful coastal location
- Suitable for holiday home, rental, or private use
- Low-maintenance accommodation
- Family-friendly park setting
- Close to local amenities and transport links

Paul Hubbard Estate Agents  
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 Suffolk  
 NR33 0BB

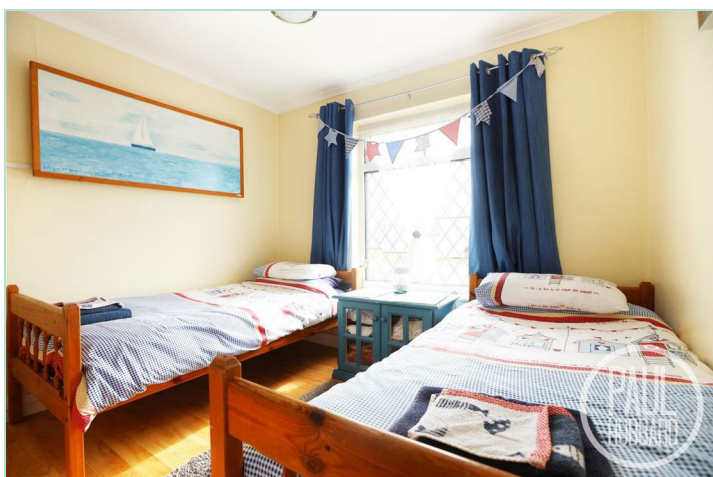
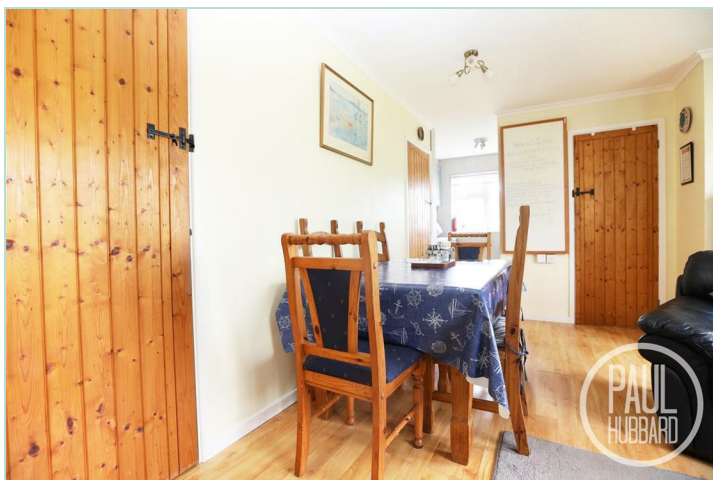
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### 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, laminate flooring throughout and doors opening to the shower room, storage cupboard, bedroom 2 and the sitting/ dining room.

### Shower room

1.77m x 1.66m  
UPVC double glazed obscure window to the front aspect, vinyl flooring throughout, aqua board, shower within a glass cubicle, vanity unit with inset sink and toilet and a towel rail.

### Kitchen

2.14m x 1.80m  
UPVC double glazed window to the side aspect, vinyl flooring throughout, tiled walls, units above and below, sink with drainer, spaces for an oven, fridge/freezer and a washing machine.

### Sitting/ Dining room

5.91m max x 3.58m  
X2 UPVC double glazed windows to the rear aspect, laminate flooring throughout and doors opening to bedrooms 1, 3 and to the rear.

### Bedroom 1

3.11m max x 3.01m  
UPVC double glazed window to the front aspect, laminate flooring throughout and a storage cupboard.

### Bedroom 2

2.39m x 1.90m  
UPVC double glazed window to the front aspect, laminate flooring throughout and the electric box.

### Bedroom 3

2.42m x 2.03m  
UPVC double glazed window to the rear aspect and laminate flooring throughout.

### Outside

Within walking distance to Kessingland Beach. Features include a paved front area, outdoor lighting, and two allocated parking spaces.

### 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.

### Agent note

We understand that the chalet is freehold and was built in the 1960's, offering accommodation for 11 months of the year and is shut down for the month of January. The annual maintenance cost for the grounds are in the region of £350-£400.

