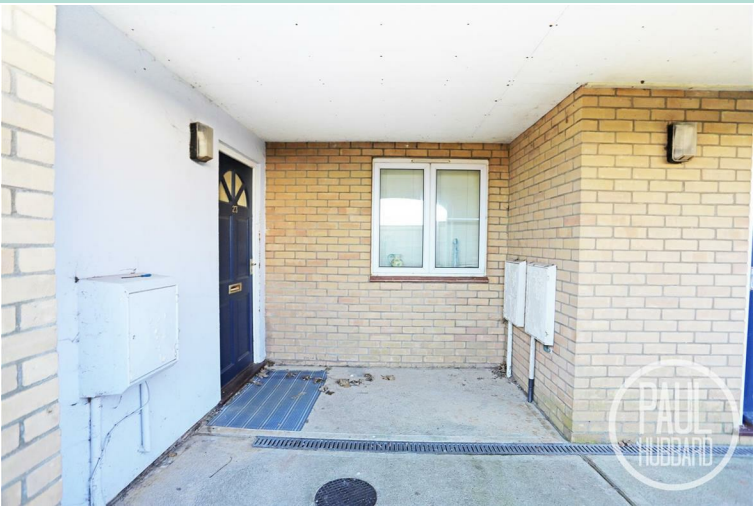


Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council

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



£225,000
Asking Price



High Path

Kessingland, NR33 7RS

- Ideal bay-fronted home
- 2 separate bedrooms
- Direct access to award-winning Kessingland beach
- Conveniently located for local amenities & shops
- Chain free
- Spacious open-plan lounge/diner
- Direct sea views from all windows
- Perfect for customisation and making your own
- Low maintenance balcony
- Gas central heating with combi boiler

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

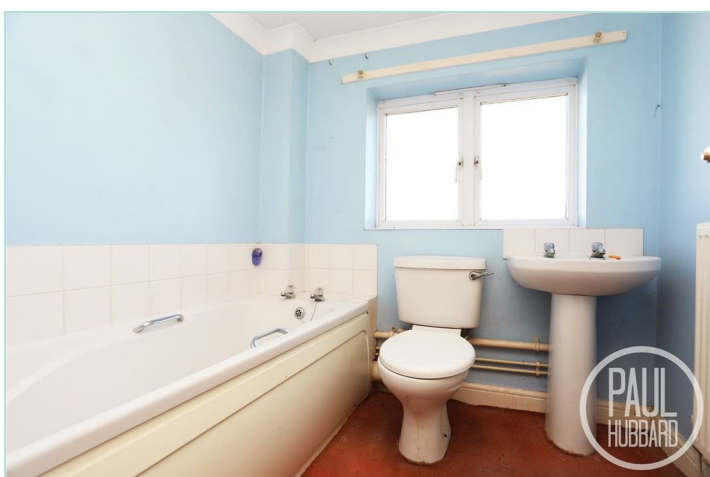
Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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

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

Fitted carpet, timber entrance door to the rear aspect, stairs leading to the first floor landing and doors opening to the lounge/diner & kitchen.

Lounge/Diner

5.94 max into bay x 5.09 max

Fitted carpet, UPVC double glazed window to the side aspect & bay window to the front aspect (both with gorgeous sea views), x3 radiators and the consumer unit.

Kitchen

2.91 x 1.76

Fitted carpet, UPVC double glazed window to the side aspect (with direct sea views), radiator, extractor fan, gas combi boiler, base units, laminate work surface, tile splash backs, inset stainless steel sink & drainer with hot & cold taps and spaces for a washing machine, fridge & oven.

Stairs leading to the first floor landing

Fitted carpet, radiator, built-in storage cupboard, doors opening to bedrooms 1-2 & the family bathroom and out to the balcony.

Bedroom 1

4.03 max x 2.90 max

Fitted carpet, radiator and a UPVC double glazed bay window to the front aspect (with direct sea views).

Bedroom 2

3.83 x 2.16

Fitted carpet, radiator, loft access and a UPVC double glazed window to the side aspect (with direct sea views).

Bathroom

2.01 x 1.82

Fitted carpet, UPVC double glazed obscure window to the side aspect, tile splash backs, radiator, suite comprises a toilet, pedestal wash basin with hot & cold taps and a panelled bath with hot & cold taps.

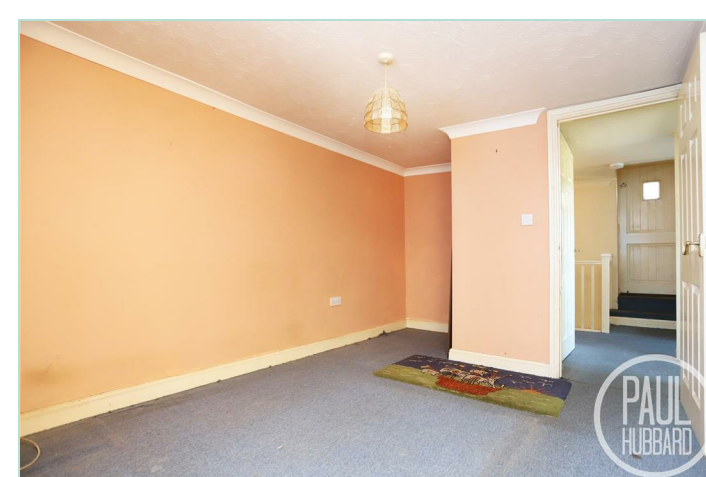
Outside

Nestled on a quiet side road just steps from the beach, a sheltered entryway leads to the main entrance at the rear of the property.

The highlight is a spacious balcony, perfect for a table and chairs, offering a low-maintenance outdoor retreat with breathtaking sea views. An ideal spot to watch the sunrise.

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.

