

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

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 2002/91/EC	

£195,000
Asking Price



High Path

Kessingland, NR33 7RS

- Well presented home
- Chain free status
- 1 double bedroom
- Direct access to award-winning Kessingland beach
- Conveniently located for local amenities & shops
- Sheltered off road parking space
- Outdoor brick-built store
- Balcony with undisturbed sea view
- Spacious kitchen/diner
- Perfect for customisation and making your own



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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 Hall

Entrance door to the front aspect, fitted carpet, radiator, airing cupboard, stairs leading to the first floor landing and a door opens into the kitchen/diner.

Kitchen/Diner

3.41 max x 3.19 max
Vinyl flooring, UPVC double glazed window to the front aspect, timber frame Velux window, wall-mounted gas combi boiler, radiator, under-stair storage cupboard, units above & below, laminate work surfaces, inset stainless steel sink & drainer with hot & cold taps, built-in microwave/oven, electric hob, extractor fan and spaces for a washing machine, fridge & a table & chairs if desired.

Stairs leading to the first floor landing

Fitted carpet and doors opening to the sitting room, bedroom & bathroom.

Sitting Room

5.62 x 2.20
Fitted carpet, x2 radiators and x2 sets of UPVC sliding doors open to the balcony.

Balcony

5.62 x 1.57
Stunning direct views of Kessingland beach.

Bedroom

3.73 max x 2.37 max
Fitted carpet, radiator, x2 timber Velux windows and loft access.

Bathroom

2.20 x 1.90
Fitted carpet, radiator, loft access, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap and a hand-held shower attachment.

Outside

The property boasts a beautiful approach with direct access to Kessingland Beach. A sheltered walkway leads to the main entrance, while off-road parking and a brick-built storage cupboard add convenience along the side.



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.

Agent Note

The views portrayed in some of the images serve as a depiction of the surrounding locality and is not directly visible from the property.

