

Aldreds
Estate Agents



40 Kessingland Cottages

Kessingland, Lowestoft, NR33 7NU

£175,000



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*** DIRECT SEA AND COASTLINE VIEWS *** FREEHOLD HOLIDAY HOME WITH 12 MONTHS FLEXIBLE HOLIDAY USE *** THE BALCONY PROVIDES SOME OF THE BEST SEA VIEWS AVAILABLE WITHIN NORFOLK AND SUFFOLK *** Aldreds are pleased to offer this amazing freehold holiday home with 12 months flexible occupancy subject to holiday use site rules, providing some of the best sea and coastline views available in Norfolk and Suffolk. This superb property is presented to an immaculate standard throughout The versatile accommodation includes a large lounge dining area, a spacious modern fitted kitchen & ground floor shower room, then on the first floor there are two double bedrooms, master with a balcony offering panoramic sea and coastline views. Also on the first floor, there is a modern, shower room. Kessingland cottages is without doubt one of the most desirable locations for holiday homes within the Norfolk and Suffolk area as the properties are all freehold and offer all year round holiday use. The views from the first floor balcony really are outstanding, not only can you see the sea, but looking to the left you can see Lowestofts coastline and looking to the right the coastline heading towards Southwold. This property really does need to be seen to be fully appreciated, a very rare opportunity, offering outstanding value for money, early viewing is strongly advised.

Entrance Porch

Ceramic Tiled Flooring, Large Aspect Upvc, Windows And Sliding Doors, Panoramic Sea Views

Lounge / Diner

15'10" x 14'3" (4.83 x 4.36)

Fitted Carpet, Large Aspect Upvc Windows And Sliding Doors With Panoramic Sea Views, Power Points, Tv Point, 2 Modern Electric Radiators

Kitchen

6'5" x 6'11" (1.96 x 2.13)

Modern Fitted Kitchen, Built In Appliances, Power Points, Stainless Steel Sink, Electric Oven And Hob, Upvc Window, Wide Opening Leading To The Lounge Dining Area

Inner Hallway

Ceramic Tiled Flooring Leading To Shower Room





Ground Floor Shower Room

Ceramic Tiled Flooring, Modern Double Shower Cubicle, Low Level Toilet, Vanity Sink Unit, Heated Towel Rail

Gallery Landing

Fitted Carpet, Full Length Airing Cupboard

Master Bedroom

9'9" x 11'3" (2.98 x 3.43)

Fitted Carpet, Full Length Cupboard/Wardrobe, Power Points, Modern Electric Radiator, Large Aspect Upvc Window And Door With Panoramic Sea Views Leading Out To The Balcony

Balcony

The Balcony Really Does Offer Some Of The Best Sea Beach And Coastline Views Within Norfolk And Suffolk

Bedroom 2

9'0" x 10'4" (2.75 x 3.16)

Fitted Carpet, Power Points, Double Fitted Wardrobe + Full Length Store Cupboard, Upvc Window, Modern Electric Radiator



First Floor Shower Room

Modern Oversized Corner Shower Cubicle, Low Level Toilet, Sink Unit, Full Length Heated Towel Rail, Upvc Window

Outside

A Full Range Of Communal Lawned Gardens, Direct Gate Access Leading Down To Kessingland Beach, Large Car Park Providing Off Road Parking For Residence

Site Fees

£1400 Per Year (Approx)

Services And Tenure

Freehold

Council Tax Band A

Mains Water And Drainage

Mains Electricity



Floor Plan



Area Map



Viewing

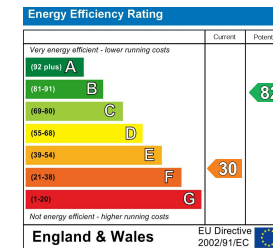
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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