



Sea View Beach Road, Kessingland Lowestoft NR33 7RW

welcome to

Sea View Beach Road, Kessingland Lowestoft

William H Brown are pleased to present this Park Home, located in the picturesque village of Kessingland. Offering 2 Bedrooms, Kitchen, Lounge/Diner and a decked area to the rear overlooking the sea. Boasting high end fixtures and fittings throughout, this has been kept in immaculate condition.



William H Brown are pleased to present this stunning Park Home, located in the picturesque village of Kessingland, Lowestoft. Offering TWO bedrooms, Modern Kitchen, Lounge/Diner and a decked area to the rear which overlooks the sea. Throughout boasts high end fixtures and fittings and would be ready to utilised straight away. Both bedrooms will accommodate double beds, with bedroom 1 offering slightly more built in storage than the 2nd. The bathroom has been fitted with a high end shower cubicle, and is accessible via bedroom 1 and the kitchen. The Kitchen includes integral hob, oven, microwave and extractor fan and leads directly into the lounge/diner which provides and boasts ample storage space. The site itself provides a wide verity of owner features, including nightly entertainment. This property also includes one dedicated parking space to the side of the property. Call William H Brown to arrange a viewing TODAY on 01502 585998!

Accommodation

One Floor - Park Home

Lounge/ Diner

16' 7" x 11' 7" (5.05m x 3.53m)

Three double glazed windows to Side aspect, French double glazed Patio doors to Rear decking area, Patio double glazed to Side aspect, Electric fireplace, Two radiators, Carpet and Vinyl flooring.

Kitchen

10' 10" x 5' 3" (3.30m x 1.60m)

Double glazed window to Side aspect, Range of Fitted Kitchen Wall and Base units with Work surfaces, Sink and drainer, Gas hob, Electric oven, Integral Microwave, Extractor fan, Built in 50/50 Fridge/Freezer unit, Radiator, Power points, Vinyl flooring.

Bedroom 1

9' 3" x 7' 10" (2.82m x 2.39m)

Double glazed window to Side aspect, Doors leading to Kitchen and Shower room, Built in storage cupboard, Built in bedside cabinets, TV Point, Power points, Shaving point, Radiator, Carpet flooring.

Shower Room

Double glazed window to Side aspect, Toilet, Sink, Shower cubicle, Extractor fan, Radiator, Vinyl flooring.

Outside

Decking Area

From French doors via the Lounge which overlooks the sea. Ideal space for outside furniture.

Access

You can access the Park home via Side entrance with steps up or via the Rear decking which has steps leading to gate and French doors into Lounge/Diner.

Parking

Off road parking for one vehicle.

Agents Note

Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



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Sea View Beach Road, Kessingland Lowestoft

- Two Bedroom Park Home
- Desirable Kessingland Holiday Park
- Views of the Sea from Decking Area
- Off Road Parking Space
- Modern Throughout
- Integrated Kitchen Appliances
- High End Fixtures and Fittings

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

£40,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW107771 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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