

HARDIMANS



3A Griffith Close

Kessingland, Lowestoft, NR33 7SN

Offers Over £110,000



3A Griffith Close, Kessingland, Lowestoft, Suffolk, NR33 7SN

Nestled in the charming village of Kessingland, this delightful flat offers a perfect blend of comfort and convenience. Boasting a cosy reception room, a well-appointed bedroom, and a sleek bathroom, this property is ideal for those seeking a tranquil abode by the coast.

Upon entering, you are greeted by a private entrance that leads up a staircase, revealing a spacious interior that is in impeccable condition - truly a 'Ready To Move In' gem. The additional storage space underneath the staircase is a practical touch that enhances the overall sense of roominess within the flat.

One of the standout features of this property is its proximity to a reliable bus service connecting you to the picturesque towns of Lowestoft, Southwold, Beccles, and even Norwich. Whether you fancy a day by the seaside or a city adventure, the convenience of transportation is at your doorstep.

For nature enthusiasts, the stunning beach with its magnificent dunes is just a short stroll away, offering a serene setting for leisurely walks and relaxation. Kessingland's coastal charm combined with the tranquillity of Griffith Close makes this flat a desirable retreat for those looking to embrace a laid-back lifestyle.

COVERED ENTRANCE

upvc double glazed door to:-

ENTRANCE HALL

with stairs to first floor and landing, useful under stairs storage, electric meters and fuse box.

STAIRS TO FIRST FLOOR AND LANDING

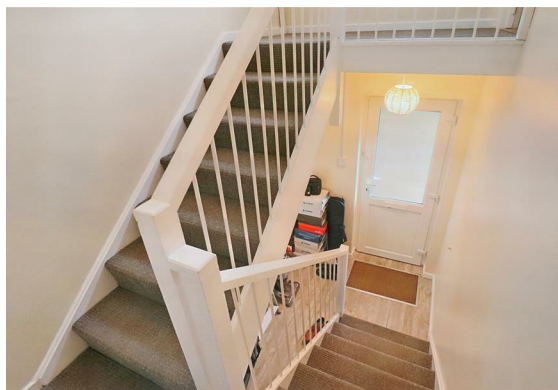
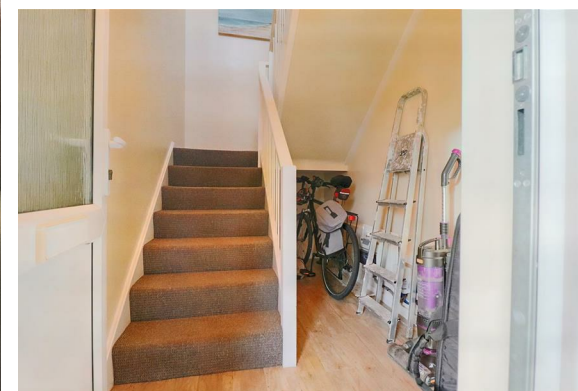
upvc double glazed window, door to main apartment.

L SHAPED INNER HALLWAY

with radiator, upvc double glazed window, access to roof void, built-in cloaks cupboard also containing gas meters.

LOUNGE

with upvc double glazed window, double radiator.





GOOD SIZE KITCHEN/DINER

fitted in a range of modern base and wall units, single drainer sink, recess and plumbing for automatic washing machine, gas cooker point, electric cooker panels, space for upright fridge freezer, cupboard containing a Worcester gas boiler heating domestic hot water and radiator heating system, still covered by a 10 year warranty and together with good levels of insulation make this an efficient home to run. Note: Installed approximately 2017 additional radiator within the cupboard, upvc double glazed window.

MASTER BEDROOM

upvc double glazed window, radiator.

BATHROOM

cased bath, hot and cold, pedestal washbasin, low level wc, radiator, upvc opaque glazed window.

OUTSIDE

To the front, the property has a useful external store room, large rear communal gardens shared between 4 occupants providing drying areas.

TENURE

The property has the benefit of a relatively new lease for a period of 125 years commencing the 2nd October 2017. End date:- 2nd October 2142 with 118 years remaining.

GROUND RENT

£10.00 per annum, (dates: 12/10/23 - 01/10/24)

MAINTENANCE

The property has the benefit of very low maintenance costs which are currently £94.53 per annum to primarily take into account the cost of the buildings insurance, (dates: 01/04/23 - 31/03/24)

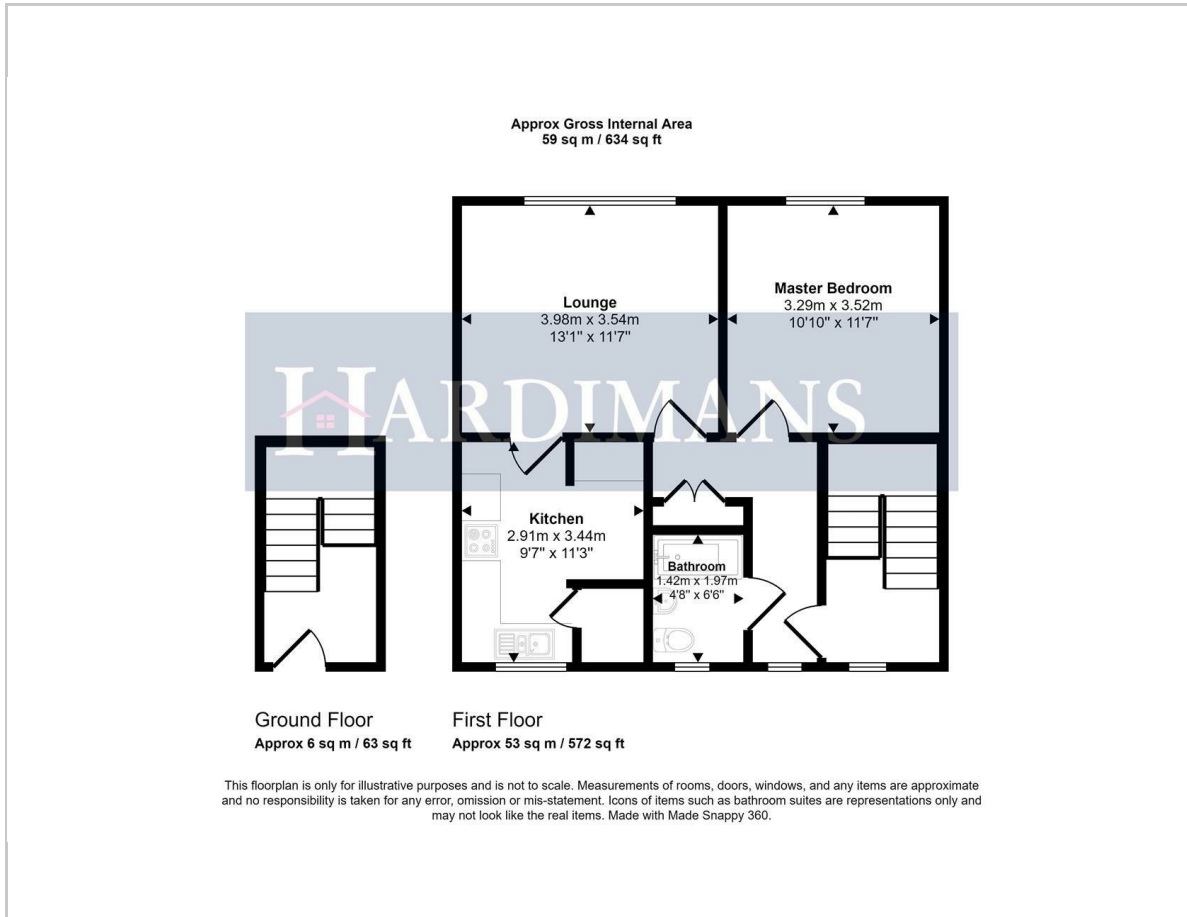
COUNCIL TAX BAND

A

CENTRAL HEATING/ RUNNING COSTS

The property has the benefit of a Worcester boiler with the balance of a 10 year guarantee. (installed 2017). The property has good levels of insulation and is very economic to run.

Floor Plan



Viewing

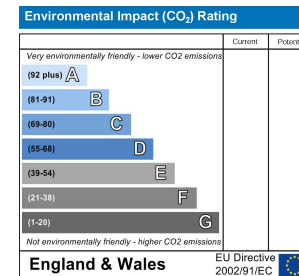
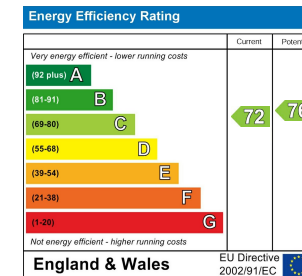
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



134 London Road North, Lowestoft, Suffolk NR32 1HB
Tel: 01502 515999
www.hardimans.co.uk E: info@hardimans.co.uk

