



251-253 Church Road
Kessingland | Suffolk | NR33 7SB

FINE & COUNTRY

A FIVE STAR OPPORTUNITY



“You get five properties in one here, two holiday lets plus three with full residential permission.

Newly renovated to a very high standard, there’s a huge amount of potential and flexibility.

Perhaps a family home with two long-term rentals and two holiday lets for extra income or perhaps a whole holiday complex!

There’s certainly a very healthy income that could soon be coming your way!

Just a stone’s throw from a beautiful beach, this is sure to be in demand.”



KEY FEATURES

- An Amazing Investment Opportunity to Purchase a Holiday Let Complex
- A Healthy Predicted ROI and Ready to Let
- Beautifully Finished Throughout with No Expense Spared
- Three Bed Semi Detached House Plus Two Apartments consisting of One & Two Bedrooms
- To the Rear are Two Further Two Bed Holiday Let Cottages
- Games Rooms, BBQ Area, Garden & Hot Tubs
- Ample Off Road Parking for All Units
- The Accommodation across the Properties extends to 3,638sq. ft
- The Outbuildings extend to 958sq.ft
- Energy Ratings: C and D

Properties this close to the beach are always popular, so this is guaranteed to hit the spot! Five properties, all with parking, plus a garden, games room, hot tubs and laundry, you're ready to go right from the start, with this purpose-designed collection of cottages. The lovely thing here is that as well as the holiday income potential, there's a year-round friendly community in the village, with schools, shops and more close by, so it's equally good as a long-term home.

Doing Things Your Way

This is a unique proposition and we don't believe there's anything else like it available. Two houses, plus their outbuildings, within the popular resort of Kessingland, have been newly renovated to an exceptionally high standard, designed to be attractive, hard-wearing and practical. The owner has stripped the properties right back and no expense has been spared, creating a high-end asset set to provide a very appealing income. And the beauty of it is, you could live here yourself and rent the rest out, enjoy multi-generational living and rent the other units out, or let each property to maximise your returns. If your circumstances change in the future, that's no problem here - it's incredibly flexible.

Three Residential Units

We'll start with the largest property - it has an open plan sitting and dining area with a log burner in the sitting room, then you move past the stairs into the kitchen, creating a lovely sociable space. There's a ground floor bathroom with his and hers basins, a feature freestanding bath and separate shower, as well as a first-floor shower room and three double bedrooms. This property has full residential permission.



The House 251



KEY FEATURES

The adjoining cottage has been divided into two apartments. The ground floor property has two bedrooms, a bathroom (again with separate shower) and a beautiful open plan kitchen, dining and living area with double doors to the outside space. Highlights here are another log burner, a breakfast bar and a large walk-in shower, as well as an attractive bay window in the front bedroom. The first-floor flat has its own entrance at the rear of the property. This is a one-bedroom flat but of an excellent size. You enter into a stylish kitchen diner, move through into a central hallway, off which you'll find the shower room, double bedroom and a sitting room with two south-facing windows. Both of these apartments have full residential status.

Happy Holidays

Head back outside and you'll see the two holiday cottages, converted from former outbuildings and full of charm. Inside the larger of the two you'll find a fabulous open plan kitchen and living area with a very attractive kitchen and masses of space for the family. Two double bedrooms and a shower room complete the accommodation. The single storey cottage also has two bedrooms, a shower room and an open plan kitchen and living area and whilst equally stylish, is smaller. Both of these holiday properties have a very luxurious feel and have been finished tastefully, so they're sure to have broad appeal. The complex as a whole, or even four of the five parts, would be great for letting to family parties, having all the generations gather together to make memories on holiday, while allowing each part of the family to have their own space.

Sea And Sands

Outside, there are two hot tubs with a room in-between that could be used as a changing room, store room, another space for a third hot tub or indeed converted to a sauna. Plus six parking spaces and an interesting outbuilding that could be a laundry or office. The lawned areas could easily accommodate a play area and a swing for children. But the thing that really sets these properties apart is something we haven't yet explored and that's proximity to the beach. It's a stone's throw from the properties, just a short stroll. In fact, the beach car park is further away from the seafront than these cottages! And with access to the beach comes a wealth of leisure activities, restaurants and more, including a fish and chip shop just up the road, a play park for little ones, a pub, restaurant and shop. Whilst Kessingland is popular with holidaymakers, it has a friendly year-round community too, so if you plan to put down roots and make this your home, you'll be welcomed with open arms. There's a primary school, shop, sports and social club and more within the main part of the village, a short walk from home. For easy access to the wider region, you have the A12 a few hundred metres from your front door, so getting out and about is a breeze.









Apartment 253A





Apartment 253B







Cottage One







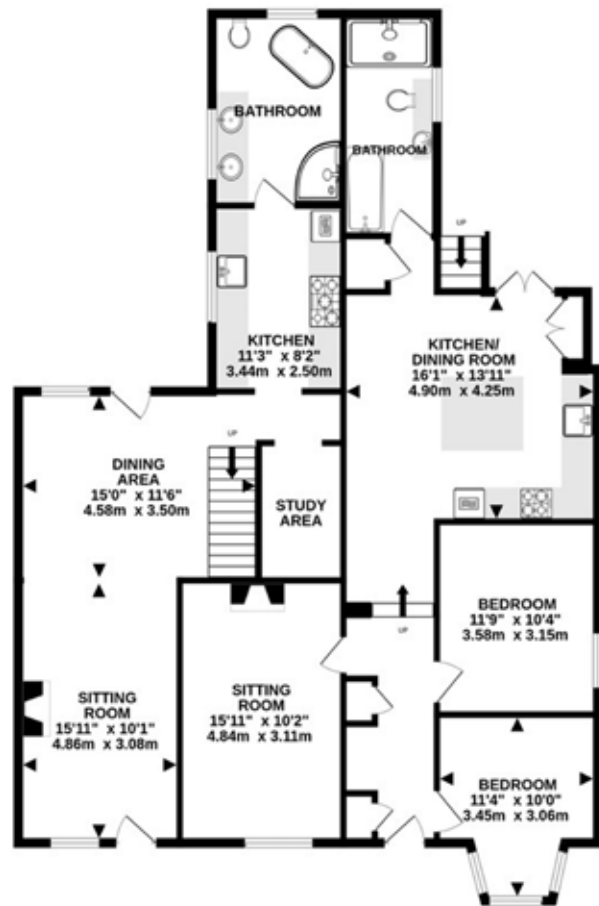
Cottage Two



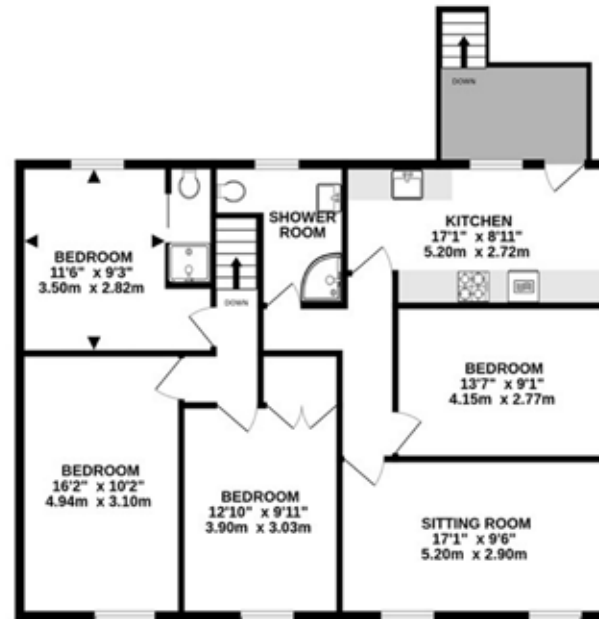






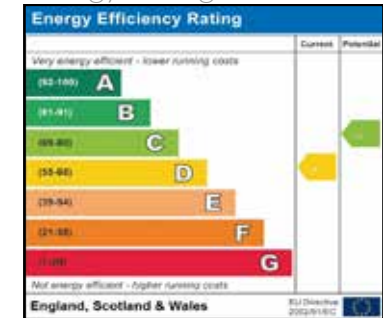


GROUND FLOOR
1384 sq ft (128.6 sq m) approx.

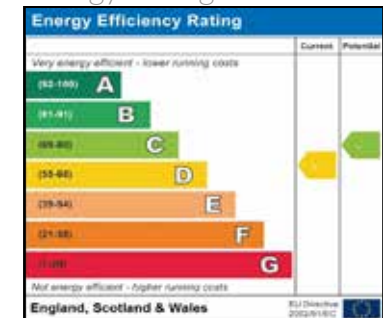


1ST FLOOR
1025 sq ft (94.3 sq m) approx.

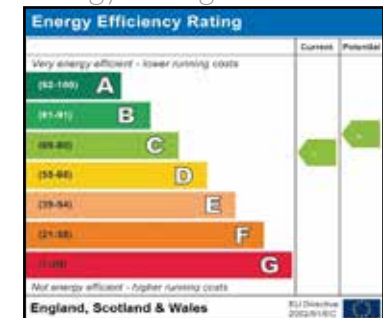
Energy Rating for 251



Energy Rating for 253A

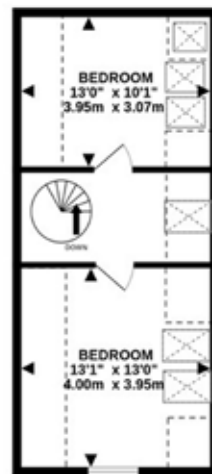


Energy Rating for 253B





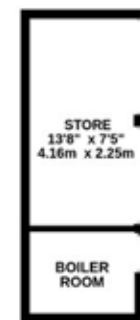
COTTAGE ONE
GROUND FLOOR
379 sq.ft. (35.1 sq.m.) approx.



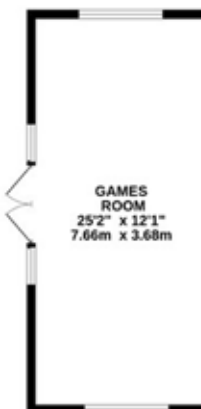
COTTAGE ONE
FIRST FLOOR
379 sq.ft. (35.1 sq.m.) approx.



COTTAGE TWO
482 sq.ft. (44.8 sq.m.) approx.



OUTBUILDINGS
588 sq.ft. (54.3 sq.m.) approx.



Energy Rating Cottage 1

This property requires an Energy Performance Certificate, which is in the process of being done

Energy Rating Cottage 2

This property requires an Energy Performance Certificate, which is in the process of being done

TOTAL FLOOR AREA: 4595 sq.ft. (426.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

INFORMATION



On The Doorstep

The property is situated in the village of Kessingland which offers a good range of shops, amenities, leisure pursuits and local services. The beach is within easy walking distance. Kessingland is bypassed by the main A12, which has good links both north and south. To the south is the popular seaside tourist town of Southwold. All the attractions of the working lighthouse, beach huts, award winning pier, busy harbour, cliff top cannon and of course the beach, combine to make Southwold a quintessentially English resort town.

How Far Is It To?

Beccles is approximately 10 miles northwest and offers a large and diverse shopping centre, amongst the narrow streets and fine Georgian buildings but keeping its 'olde worlde' charm with its small, unique shops. Beccles also has three supermarkets and a sailing club with it being on the extremes of the Norfolk broads. Norwich is approximately 28 miles north of Kessingland and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The thriving seaside town of Southwold is easily accessible on the east coast and is around 15 minutes by car.

Directions - Please Scan The QR Code Below

Leave Beccles on Ballygate, turn left onto St Marys Road/ B1062. Continue onto Peddars Lane/A145. Turn right onto Blyburgate and then left onto Ingate and right onto Ellough Road. Continue onto Benacre Road. At the roundabout take the second exit onto Benacre Road/ B1127. Continue to follow this road for just over 1.5 miles staying slightly to the left to stay on the B1127. Continue straight onto Church Road and continue onto Benacre Road. Turn left onto the A12. At the roundabout take the 3rd exit onto Whites Lane/B1437 until the road becomes Church Rd and continue along this road. The properties can be found on the left hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [clown.doors.bedspread](https://www.threewords.com/)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Super Fast Broadband Available (Currently supplier is Sky) - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

East Suffolk District Council- Council Tax Exemp-Business Rates

Freehold







FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
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Striving to relieve homelessness.

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