

C16 The Hollies,  
London Road  
Kessingland  
Lowestoft



# C16 The Hollies, London Road

## Asking Price £164,995

### THE LODGE...

ATTIK are delighted to offer this lovely two double bedroom luxury lodge with a spacious open-plan living/dining/kitchen area, two shower rooms, a decking area, parking for two cars and most importantly, direct access to the sandy beach!

The Hollies, Kessingland is in a beautiful part of Suffolk and our clifftop park overlooks a wide, sandy beach. Located close to the seaside town of Lowestoft, we are also central to many local landmarks. For family fun, Africa Alive zoo is only just down the road and Pleasurewood Hills theme park is also nearby, between Great Yarmouth and Lowestoft.

There are plenty of things to do, as well as places to explore. The surrounding area hosts many outdoor sporting activities, including swimming, golf, ten pin bowling, horse riding and roller skating. There are also many opportunities for relaxing nature walks, picturesque cycle rides and boating.

Great Yarmouth is host to twelve amusement arcades within two square miles. This fabled "Golden Mile" also attracts millions of visitors each year due to its sandy beaches, Sea Life Centre, the Pleasure Beach amusement park and much more. History fans will love visiting Dunwich, otherwise known as the lost city. Time Team visited this ancient village in 2011 and you too can explore its long heritage. From the heritage trails to the Dunwich Museum, there is plenty to see and do here. Southwold is also just a short drive away. Visit the Victorian pier, beach hut-lined promenade and the world famous Adnams Brewery. There are also tours of the lighthouse and, if you're visiting us between May and September, the Southwold Summer Theatre feature performances.

### AGENTS NOTES...

A pre-recorded walkaround tour is available for this lodge. Sunseeker Sensation 2 bedroom 4 berth model available for use and occupancy for 12 months of the year. No stamp duty to pay on these lodges.

We have been advised by the holiday park that the plot (not including the lodge) is Leasehold and there are approx. 100 years remaining on the lease with a pitch fee for 2024 of £4085.

Electricity costs approx. £250 per year, gas bottles are available at £70 per bottle and insurance starts at £250 per year.

Subletting is possible, please contact us for further information. 24-hour warden, set within a gated community.

The furniture and fittings as shown in the photos is included in the sale price, you just need your clothes along with food and drink to start enjoying this lovely coastal setting.

Local Authority

Council Tax Band Exempt

EPC Rating



Contact

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