



## 43 Kessingland Cottages Rider Haggard Lane

Kessingland, Lowestoft, NR33 7NU

£175,000



Aldreds are delighted to offer this 3 bedroomed holiday home which provides some of the best sea views within Norfolk and Suffolk. Situated alongside Kessingland beach being within walking distance of all Kessingland's amenities and the holiday home has 12 months usage subject to site rules. The spacious accommodation includes a large lounge/diner, open plan and modern fitted kitchen, ground floor bathroom with shower. On the first floor there is 3 separate bedrooms, master bedroom with the balcony providing amazing sea views. Holiday homes situated in this location rarely become available and an early viewing is strongly recommended.



## Entrance Porch

Sliding patio doors.

## Lounge/Diner 15'11" x 14'4" (4.87 x 4.37 )

Fitted carpet, storage heater, modern fireplace with living flame electric fire, T.V point power points, sliding patio doors leading to the communal gardens, wide opening leading to the kitchen.

## Kitchen Area 7'1" x 7'0" (2.16 x 2.15)

Ceramic tiled flooring, range of modern fitted kitchen units, extended work surfaces, poly carbonate sink with single drainer, in built washing machine, recess for fridge/freezer, electric cooker point, tiled splash backs, Upvc window.

## Family Bathroom

Ceramic tiled flooring, modern bathroom and shower suite comprising of a shower set over a over sized panel bath, enclosed by a curved glass screen, low level W.C, pedestal sink, part tiled walls, inset spot lighting, heated towel rail.

## First Floor

Galleried landing with fitted carpet, full length airing/storage cupboard.

## Bedroom 1 8'7" x 11'1" (2.63 x 3.40)

Fitted carpet, coved ceiling, power points, storage heater, built in cupboard/wardrobe, large aspect Upvc window, providing amazing sea, coastline and beach views, Doors lead out to a balcony area and the balcony provides the best sea views in Norfolk and Suffolk.

## Bedroom 2 8'7" x 10'4" (2.64 x 3.16)

Fitted carpet, fitted double wardrobe, Upvc window, power points.

## Bedroom 3 7'0" x 5'11" (2.15 x 1.81)

Fitted carpet, power points, Upvc window.

## Outgoings And Tenure

Freehold

12 Month Use Subject To Holiday Usage

Site Fess £1400 Per Year Approx

Council Tax Band A

Mains Electric Water And Drains

## Outside

Beautifully maintained communal gardens with gate leading down to the beach. There is also a car park providing off road parking.

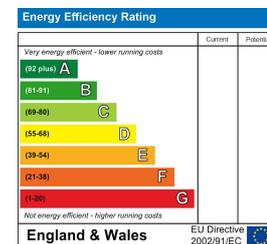
## Area Map



## Floor Plans



## Energy Efficiency Graph



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