

£125,000
Offers In Excess Of



Rider Haggard Lane

Kessingland, NR33 7NU

- Stunning seaside location
- CHAIN FREE
- Recently renovated to an extremely high standard
- Available fully furnished
- Three bedrooms
- Direct access onto beach
- Sought after Kessingland location
- Separate entrance porch
- Off road parking
- UPVC double glazed throughout

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Location

Discover the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the range of shops, delightful cafés and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.



Entrance porch

10'5" x 4'3"

UPVC double glazed door opens into a spacious porch area, tile flooring, window to the rear aspect, UPVC obscure window to the rear aspect, down lights, oak work surface, washing machine & door opening into lounge/ kitchen.



Lounge/ kitchen

22'0" x 12'5"

UPVC double glazed door opens into the lounge, LVT flooring, UPVC double glazed windows to the front aspect, down lights, electric fireplace, units above and below oak work surfaces, breakfast bar, inset stainless steel sink & drainer with mixer tap, built in oven, electric hob, stainless steel extractor fan, integrated microwave & fridge. Doors open into storage cupboard, shower room and an opening leads through to the rear lobby.



Shower room

10'2" x 5'10"

Vinyl flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, down lights, wash basin set into a vanity unit with a mixer tap, a power shower enclosed within a glass cubicle & an extractor fan.

Rear lobby

LVT flooring, doors opening to bedroom 2, bedroom 3 & bedroom 1.



Bedroom 2

10'2" x 8'9"

LVT flooring, UPVC double glazed window to the rear aspect, electric heater & wardrobe space.

Bedroom 3

6'11" x 6'3"

LVT flooring, UPVC double glazed window to the rear aspect, electric heater & wardrobe space.

Bedroom 1

10'2" x 10'0"

LVT flooring, UPVC double glazed window to the rear aspect, electric heater & wardrobe space.



Outside

The communal gardens feature a shingle area with generous off-road parking, providing ample space for vehicles. A pathway leads directly from the gardens to the beach, offering convenient access. Additionally, the outside area includes a spacious laid lawn area.

Agent Note

This property is currently run as a successful holiday let business and is achieving around £1000 per week in high season.

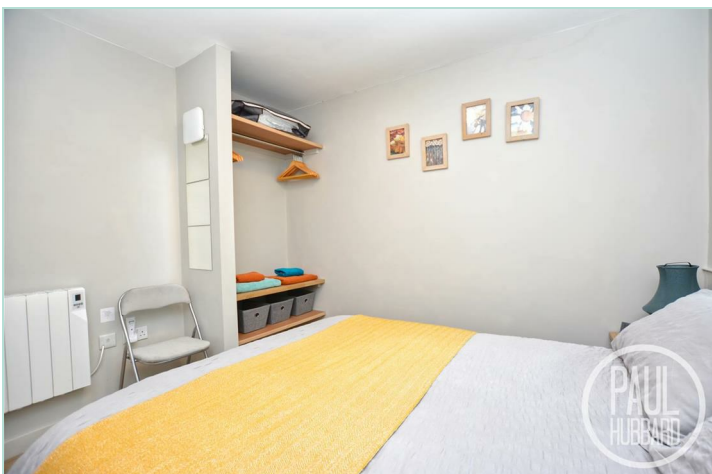


Lease information

This is a freehold property. Ground rent is paid annually and is due in October 2024. Last year the ground rent was £1600.00, including water rates.

Financial services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



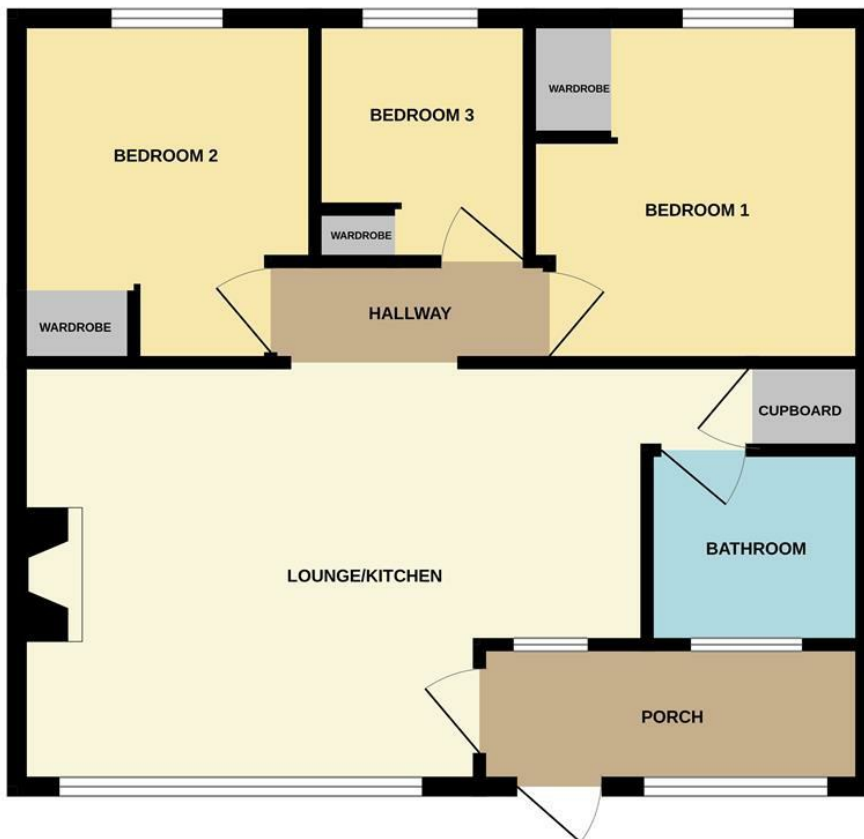




Tenure: Freehold
 Council Tax Band: A
 EPC Rating:
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements