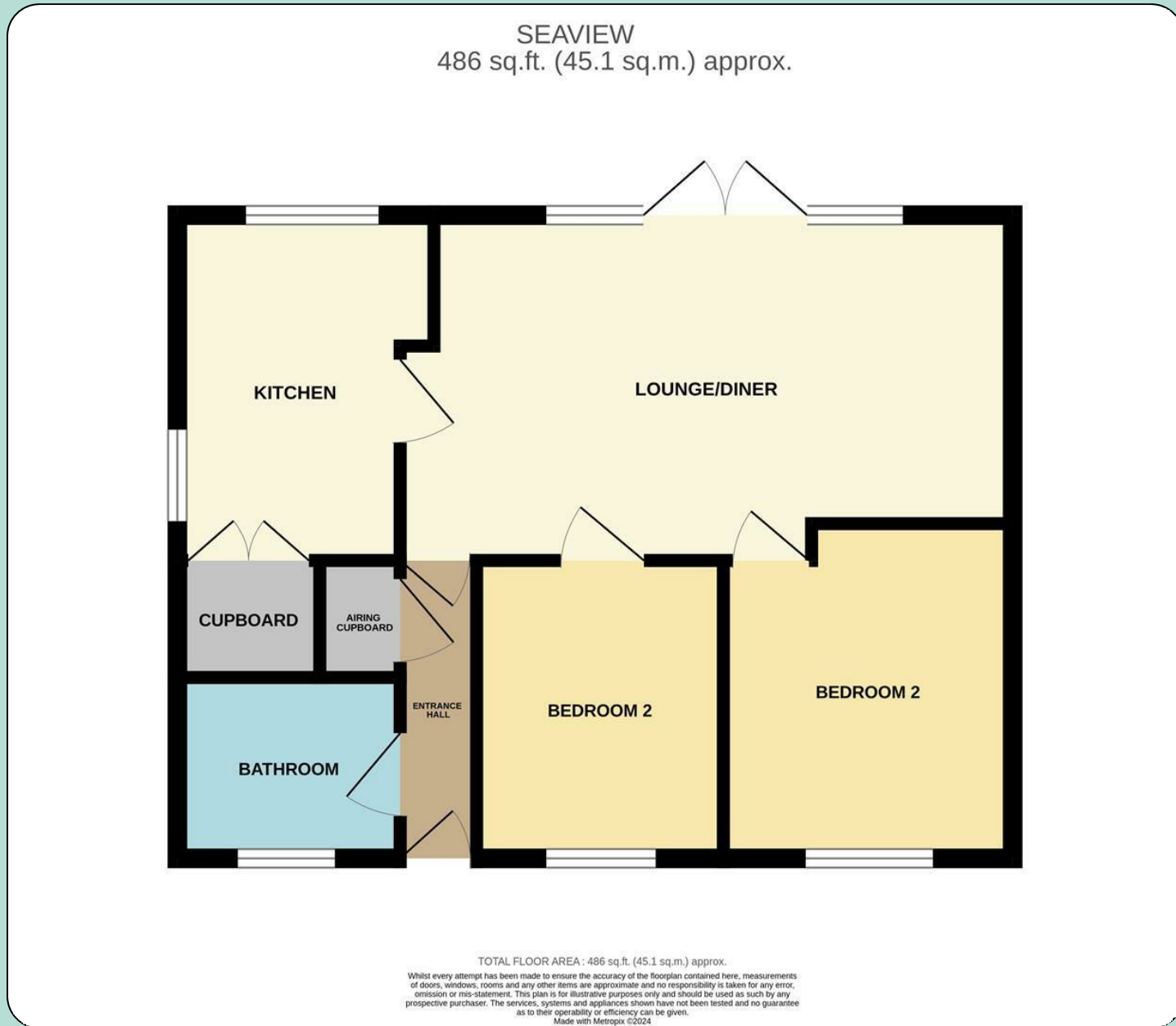
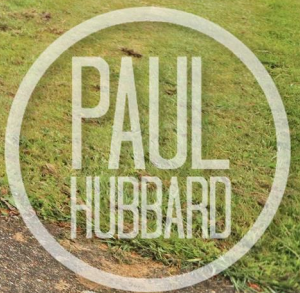


Tenure:
Council Tax Band: A
EPC Rating: F
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£2,250



Green Lane
Suffolk, NR33 7RQ

- Stunning clifftop and sea views
- Well presented furnished holiday chalet
- 2 seperate bedrooms
- Recently renovated throughout
- Prime location
- Communal lawns
- Off road parking
- Open-plan living space
- Direct access onto Kessingland beach
- Fully equipped kitchen



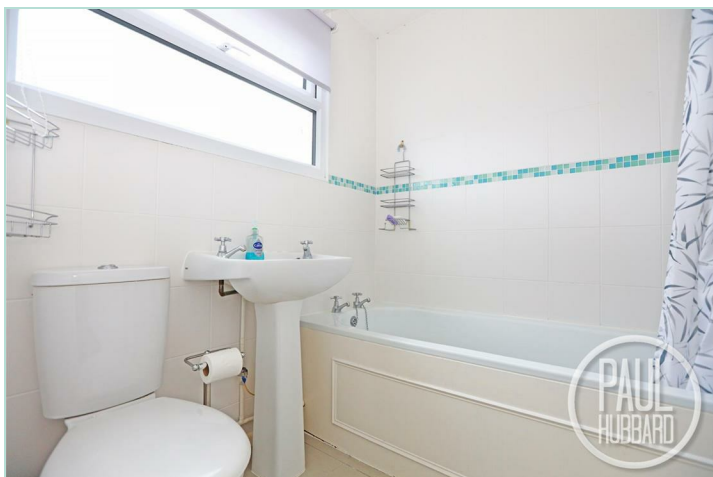
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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

e - info@paulhubbardonline.com

t - 01502 531218



Location

Kessingland is a large village located around 4 miles south of Lowestoft. Home to a more idyllic and natural beach, this is a village offering the quieter life. An array of local shops, restaurants and community Library lies in the heart of Kessingland with Bus routes offering direct access into Norwich, Lowestoft and the surrounding areas.

Entrance Hall

As you step through the front door, you're welcomed by a bright entrance hall with sleek tile flooring throughout. From here, you have easy access to the airing cupboard, bathroom and the main living space.

Bathroom

1.66m x 1.78m

The bathroom is conveniently located just off the hall. It's equipped with a heated towel rail, toilet, pedestal hand wash basin and a bath with an electric shower overhead for your convenience.

Main living space

3.49m max x 5.30m max

Entering the main living area, you'll find a spacious, open-plan layout, carpeted throughout for comfort. The room is filled with natural light from the large windows and French doors, which open out to stunning sea views. This space is furnished for relaxation, with doors leading to the kitchen and both bedrooms.

Kitchen

3.52m x 2.35m max

The kitchen is well-appointed with tiled flooring, part-tiled walls, and a range of units and appliances. There are windows to the side and rear, offering more lovely views. You'll find all the essentials here, including a sink, washing machine, oven and fridge.

Bedroom 1

3.07m max x 2.65m

The property features two cosy bedrooms. Bedroom 1 is a spacious retreat with carpeted flooring and a selection of bedroom furniture, illuminated by a window to the front.

Bedroom 2

2.40m max x 2.26m

Bedroom 2 is a charming room, also carpeted, with its own front-facing window and additional bedroom furnishings.

Outside

Outside, the front offers a communal lawn area and a pathway leading to the main entrance. The rear communal lawn provides ample space to enjoy the fresh air, with breath-taking sea views completing this idyllic holiday setting.

Agent Note

- The property benefits from full furnishings (please enquire for more information)
- During 2018 the chalet was renovated throughout with newly fitted windows, doors, full insulation, internal doors, roof and external cladding
- Freehold chalet
- Maintenance rent £400pa which assists in maintaining all communal areas
- 10 Month vacancy

