

£500,000  
Asking Price



## Beach Road

Kessingland, NR33 7RW

- Detached family home set over 3 floors
- Backs straight onto the breathtaking Kessingland Beach with gate access included!
- Extremely spacious throughout
- Off road parking for multiple vehicles & an integral double garage
- Master bedroom with adjoining dressing room, ensuite & balcony
- DIRECT BEACH/ SEA VIEWS
- Wrap around garden
- Perfect project, full of opportunity for enhancement
- A sought after location close to local shops, amenities & transport links
- Chain free







### Location

This property is nestled in 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 neighbourhood shops, amenities 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

### Porch

3.05 x 1.59

Main entrance door to the front aspect, UPVC double glazed windows to the front & rear aspect, tile flooring and a door opens into the entrance hall.

### Entrance Hall

Laminate flooring, radiator, stairs leading to the first floor landing and doors open into the sitting room, family room, kitchen/diner & the cloakroom.

### Cloakroom

1.78 x 1.16

Fitted carpet, timber frame obscure double glazed window to the front aspect, radiator, toilet, pedestal wash basin with hot & cold taps and tile splash backs.

### Kitchen/ Breakfast Room

6.92 x 3.76

Vinyl flooring, timber frame double glazed windows to the front & side aspect, radiator, down lights, a fitted dining table with benches, units above & below, laminate work surfaces, tile splash backs, spaces for a fridge freezer, a large cooker & a dishwasher and x2 under-mount stainless steel sinks with a mixer tap.

### Dining Room

5.30 x 3.00

Laminate flooring, timber frame double glazed windows to the front aspect, cupboard (housing the consumer unit), radiator and a door opens into the utility room.

### Utility Room

5.29 max x 2.10 max

Laminate flooring, Velux window, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, spaces for appliances i.e a fridge, freezer, tumble dryer & washing machine, tile splash backs and doors opening to the garage, WC & out to the garden.

### WC

1.66 x 0.87

Laminate flooring, radiator, timber frame double glazed window to the side aspect, toilet, wall-mounted wash basin with hot & cold taps and tile splash backs.

### Double Garage

5.41 x 5.17

A good-sized space, perfect for secure parking, storage, a workshop, or potential conversion (subject to planning). It features light power, timber from a window on the side aspect, and an up-and-over door.







### Sitting Room

5.69 x 4.45

A spacious sitting room featuring fitted carpet, timber frame double glazed window to the side aspect, fireplace, radiator, timber frame double glazed sliding doors open to the rear garden and timber frame French doors open into the study/bedroom 6.

### Bedroom 6/ Study

3.54 x 3.14

Laminate flooring, timber frame double glazed window to the rear aspect, radiator and timber frame French doors open to the conservatory.

### Conservatory

5.95 max x 4.41 max

Laminate flooring, UPVC double glazed windows to the side & rear aspect, radiator and UPVC French doors opening to the garden.

### Stairs leading to the First Floor Landing

Fitted carpet, radiator, timber frame window to the side aspect, x2 storage cupboards, stairs leading to the second floor landing and doors opening to bedrooms 1-3 & the bathroom.

### Bedroom 1

4.45 x 4.11

Fitted carpet, timber frame double glazed window to the side aspect, radiator, built-in storage cupboard, timber frame sliding doors open to the balcony and a door opens into the dressing room.

### Dressing Room

3.15 max into wardrobe x 3.02 max

Vinyl tile flooring, x2 timber frame double glazed windows to the side aspect, fitted wardrobes and a door opens into the en-suite shower room.

### En-suite Shower Room

3.14 x 1.25

Vinyl tile flooring, tiled walls, timber frame double glazed obscure window to the front aspect, heated towel rail, toilet, bidet, wash basin with a mixer tap and a mains-fed shower set into a cubicle enclosure.

### Bedroom 2

4.67 x 4.78

Timber frame double glazed windows to the side & rear aspect, laminate flooring, radiator and sliding doors opening to the balcony.

### Bedroom 3

3.92 x 3.80

Fitted carpet, timber frame double glazed window to the side aspect and a radiator.

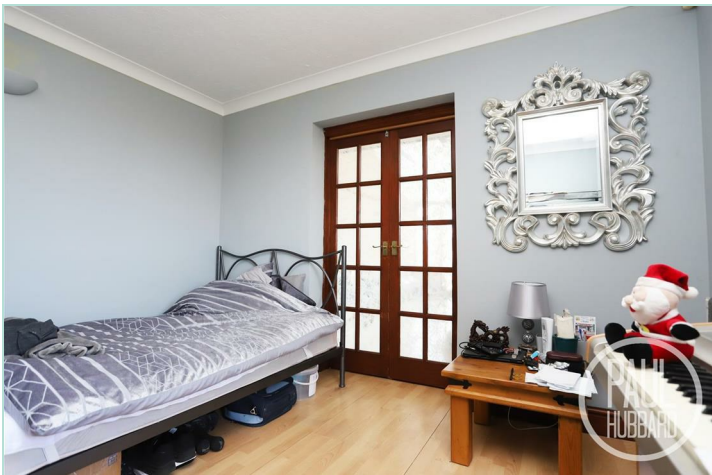
### Bathroom

3.55 x 1.95

Tiled floors & walls, radiator, Velux window, toilet & wash basin set into a vanity unit, a panelled bath with a mixer tap and an electric shower set above.

### Stairs leading to the Second Floor Landing

Fitted carpet, Velux window, down lights, fitted wardrobes and doors opening to bedrooms 4-5 & a shower room.









#### Bedroom 4

3.07 max x 2.96 max

Fitted carpet, timber frame Velux window to the rear aspect, radiator and down lights.

#### Bedroom 5

3.72 max x 2.47 max

Fitted carpet, timber frame Velux window to the rear aspect, radiator and down lights.

#### Shower Room

2.36 x 1.85

Vinyl flooring, Velux window, heated towel rail, aqua board wall panels, toilet, pedestal wash basin with a mixer tap, a mains-fed shower set into a cubicle enclosure.

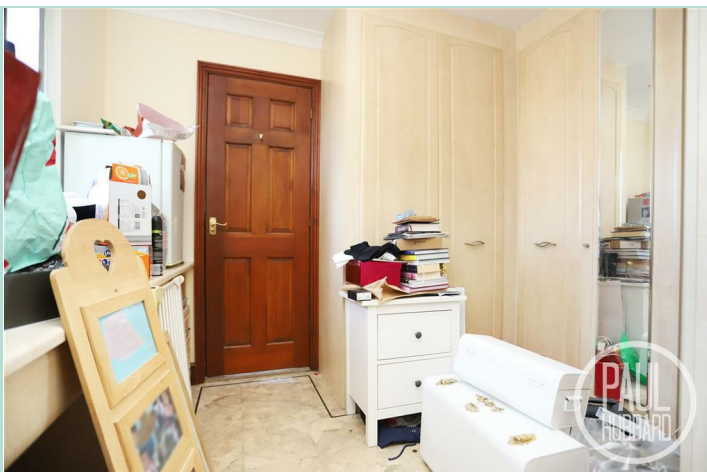
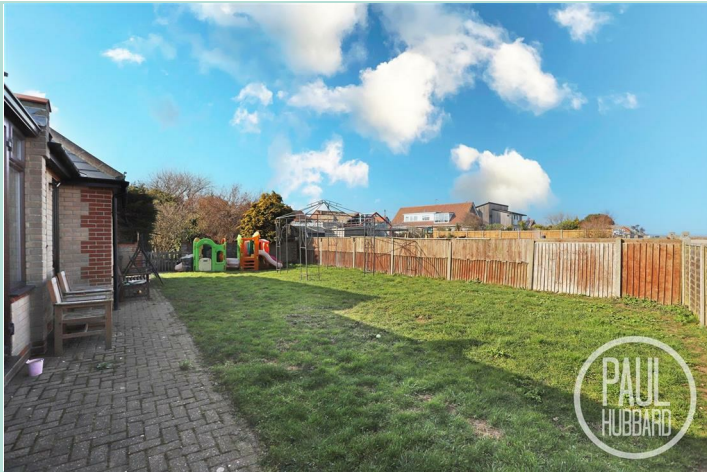
#### Outside

Tucked away on a private road, this property offers ample off-road parking for multiple vehicles on a brickweave driveway leading to a double garage with an up-and-over door. The front garden features a well-maintained lawn, mature plants, and shrubs, with the main entrance door at the front and gated access to the rear garden.

The wrap-around garden includes a brickweave pathway, multiple lawned areas, and direct access to Kessingland Beach promenade. Fully enclosed by a panel fence and bordered by mature shrubs, it provides both privacy and a scenic outdoor space.

#### Financial Services

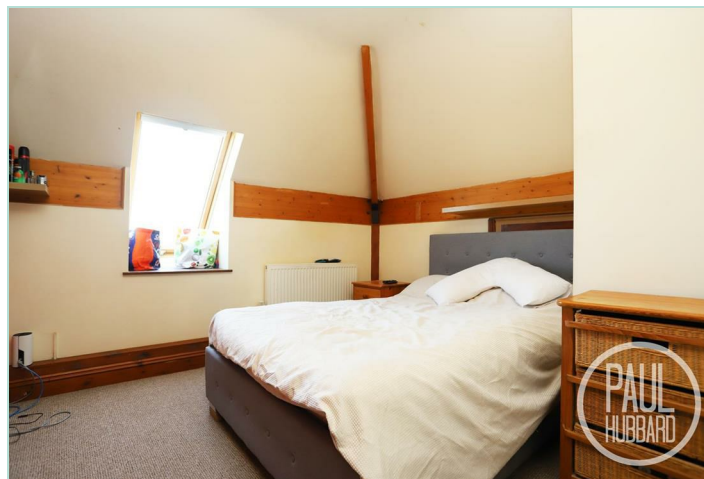
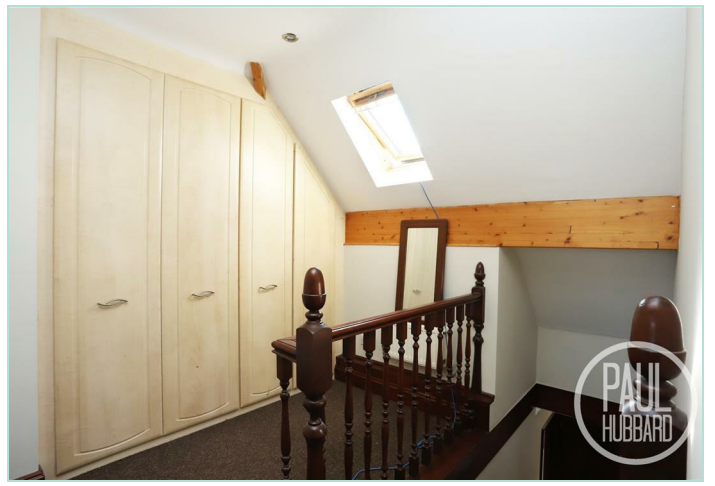
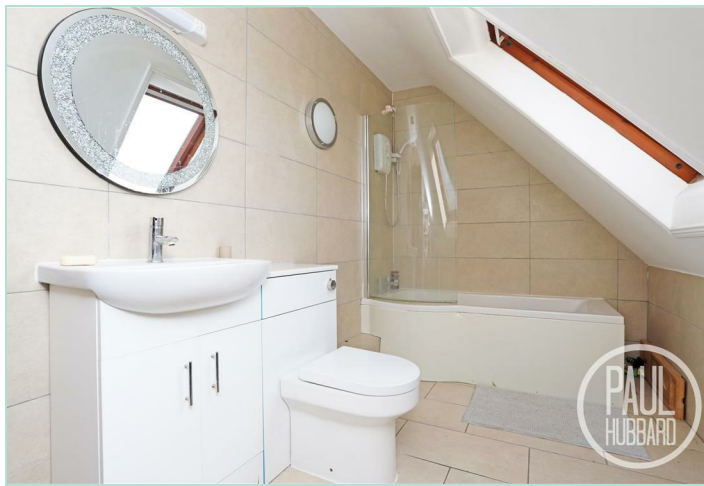
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Tenure: Freehold  
Council Tax Band: F  
EPC Rating: D  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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