


Tenure: Leasehold
Council Tax Band: A
EPC Rating:
Local Authority:

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	

£90,000
Asking Price



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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Alandale Drive Suffolk, NR33 7SD

- DIRECT ACCESS TO KESSINGLANDS AWARD WINNING BEACH
- FULLY REWIRED, REPLASTERED AND PLUMBED
- VERY LOW GROUND RENT/SERVICE CHARGES
- EXTENDED LEASE (Saving you thousands)
- BEAUTIFULLY RENOVATED HOLIDAY HOME
- FANTASTIC INVESTMENT
- CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET
- HUGE FREE CARPARK
- FULL PLASTIC FASCIAS AND SOFFITS
- OPTION TO COME FULLY FURNISHED



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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



KESSINGLAND

Kessingland is a large village located around four miles from Lowestofts awarding winning beach and eight miles from Southwold. Kessingland is home to its own more idyllic and natural award winning beach, and array of local restaurants, shops and facilities. There are bus routes offering direct access into Norwich, Lowestoft and the surrounding areas.

This beautiful chalet has been lovingly renovated to a high standard in line with rules for holiday lets. It has been replastered, rewired and replumbed, also benefitting from a new fuse board. it has been insulated, new bathroom, floorings and facilities! From the chalet you can walk left to Pakefield or right to Benacre, Cove Hithe and on to Southwold, Aside from its own beauty Kessingland is not far from other surrounding beauty spots such as Oulton Broad, Beccles and Southwold,

LOUNGE

3.5 x 3.2

UPVC double glazed window to front aspect and UPVC double glazed door opening to front. LVT flooring, decorative panelling, spot lighting, cupboard with electric meter and fuses, phone line for internet (currently installed), TV Aerial, opening into kitchen.

KITCHEN

2.2 x 1.6

UPVC double glazed window to rear aspect, LVT flooring, worktops with cupboards and drawers beneath, space for fridge freezer, inset electric hob, sink and drainer, splashbacks.

INNER HALL

LVT flooring, smoke detector and loft access hatch. Fire rated doors to bedrooms one, two and shower room.

SHOWER ROOM

1.9 x 1.6

UPVC double glazed window to rear aspect with blind. Tiled walls, LVT flooring, heated towel rail radiator, toilet, wash basin and spacious shower cubicle with electric shower.

BEDROOM ONE

3.0 x 2.6

UPVC double glazed window to front aspect with blind, carpeted flooring, feature wall panelling, wall mounted electric radiator and fire-rated door..

BEDROOM TWO

2.6 x 2.0

UPVC double glazed window to rear aspect with blind, wall mounted electric radiator, fire-rated door and carpeted flooring.

FINANCIAL SERVICES

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.

