

£200,000
Offers In The Region Of



High Path

Kessingland, NR33 7RS

- Chain free
- Two bedroom mid-terraced home
- Stunning sea views
- Desired Kessingland location
- Walking distance to Kessingland beach
- South-west facing rear courtyard
- Off road parking
- Neutral décor throughout
- Opportunity to put your own stamp on it!
- Close to local amenities





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.



Entrance hall

Entrance door to the front aspect, carpet flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the bathroom, a storage cupboard and bedrooms 1-2.

Bedroom 1

3.51m x 2.36m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.



Bedroom 2

2.91m x 2.07m

French doors to the rear aspect, carpet flooring throughout and a radiator.

Bathroom

1.95m x 1.88m

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, part tiled walls, bath with shower attachment, pedestal wash basin, a toilet and a radiator.



Sitting room

4.36m x 4.17m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a door opens to the kitchen.



Kitchen

4.17m x 2.09m

UPVC double glazed window to the rear aspect, a sky light, vinyl flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, spaces for an oven, washing machine and dishwasher, a wall mounted combi boiler and a radiator.

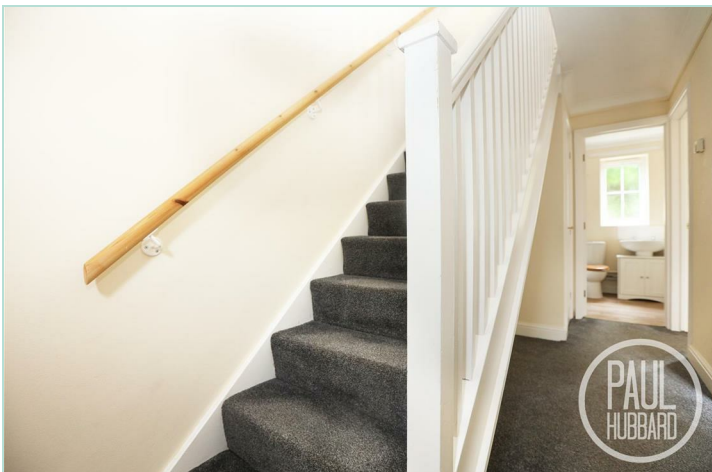
Outside

To the front of the property, a quiet road by Kessingland Beach leads you to this hidden gem, offering sea views and access through the main entrance door.

To the rear, a private south-west facing patio courtyard awaits, enclosed by a brick surround. There is gated access to the road, ideal for bins, and the area is enhanced with established plants, trees, and shrubs. Convenient off-road parking is also available to the rear, providing both practicality and privacy.

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.



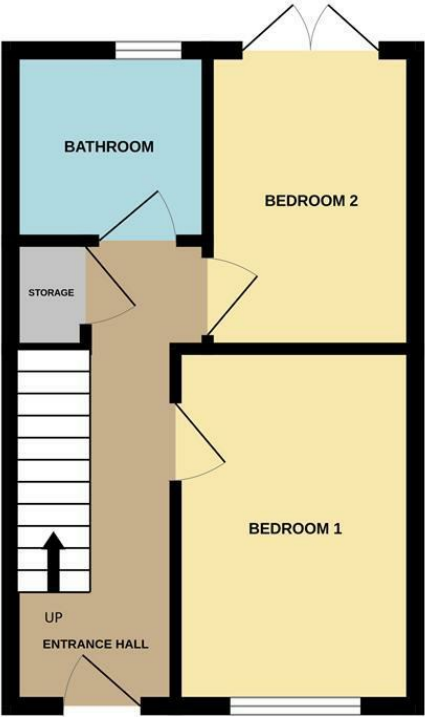




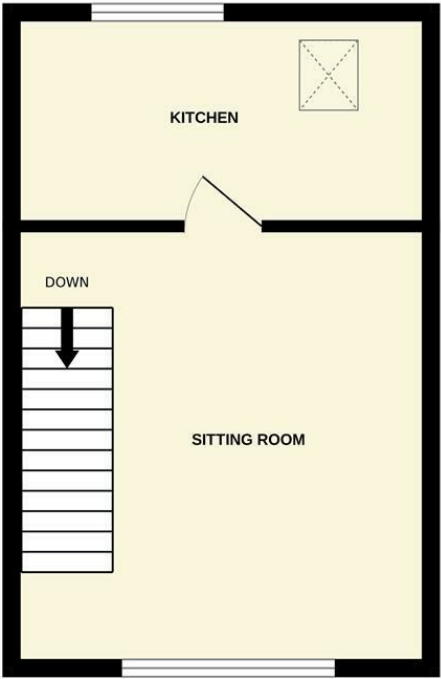
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	88
(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
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.
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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