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£120,000
Guide Price







Kessingland Cottages, Rider Haggard Lane

Lowestoft, NR33 7NU

- Well presented holiday home
- 3 Separate bedrooms
- Nestled in the heart of Kessingland
- Spacious open plan living area
- Chain free
- Prime beachside development location
- Communal off road parking available
- UPVC double glazing throughout
- Separate entrance porch
- Close to local shops, amenities and the coastline

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Location - Kessingland

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

3.19 x 1.30

UPVC double glazed sliding entrance door, vinyl flooring, dual aspect windows, glass door leading into the open-plan living space.

Open-Plan Living Space

6.05 x 3.71

A dedicated lounge, dining & kitchen space which features a UPVC double glazed window to the front aspect, units above and below, laminate work surfaces, oven and hob with tile splash back, inset stainless steel sink & drainer with hot and cold taps, along with under counter fridge freezer and doors leading to bedrooms 2,3 and the hallway.

Bedroom 3

3.13 x 1.79

UPVC double gazed window to the rear aspect.

Bedroom 2

3.13 x 2.66

UPVC double glazed window to the rear aspect and double doors to a built in wardrobe.

Hallway

Fitted carpet, doors leading to bedrooms 1, storage cupboard and the shower room.

Bedroom 1

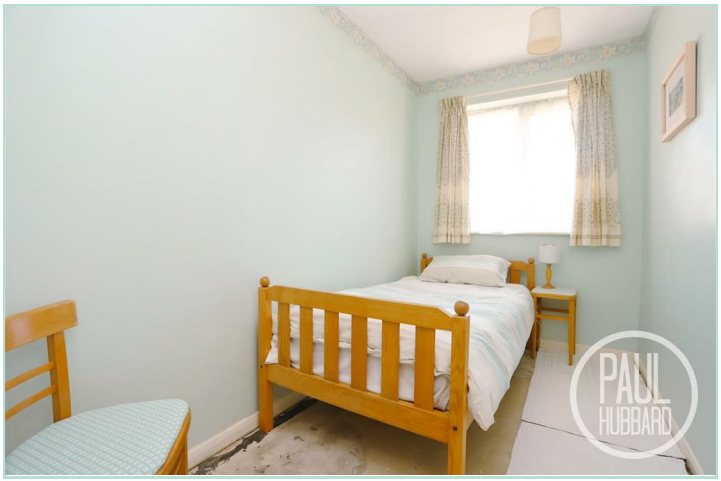
3.13 x 2.70

UPVC double glazed window to the rear aspect, fitted carpet and double doors to built-in wardrobe.

Shower Room

1.82 x 1.74

Obscure UPVC double glazed window to the front aspect, vinyl flooring, part tiled walls, pedestal sink with vanity unit, hot & cold taps, toilet and an electric shower with curtain.









Outside

Set within a sought after holiday development just moments away from Kessingland beach, this property enjoys a peaceful coastal setting with beautifully maintained communal grounds. The development offers generous off road parking facilities, landscaped lawn areas and attractive shrub boarders, creating a welcoming and well kept environment. With stunning sea views and the beach right on your doorstep, this is an ideal retreat.

Management Agreement

Utility bills are administered by the management company, with the property subject to restricted occupancy of approximately 10.5 months per annum. A service charge is payable to the management company, which was £733 for the 2025/26 period.

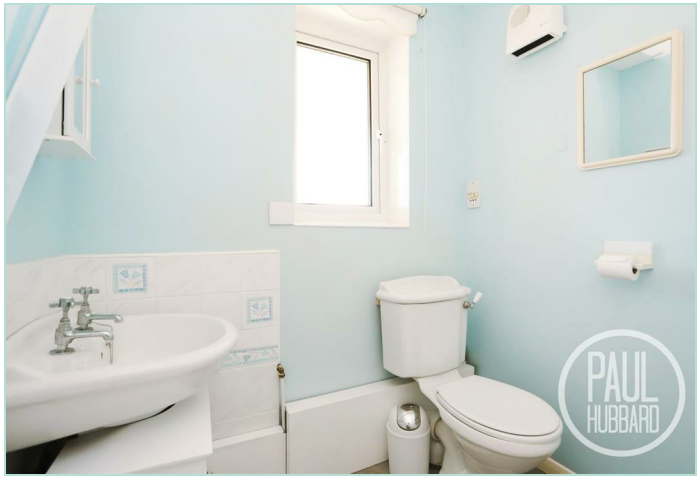
Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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Tenure: Freehold
Council Tax Band: C
Local Authority: East Suffolk Council



While 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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