

Tenure: Freehold  
 Council Tax Band:  
 EPC Rating: E  
 Local Authority:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£90,000**  
 Asking Price



SEAVIEW CHALET  
 501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.6 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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Seaview Chalet Park, Green Lane  
 Kessingland, NR33 7RQ

- Three comfortable bedrooms
- Beautiful sea views
- Just a stone's throw from Kessingland beach
- Open-plan sitting room and dining area
- Equipped kitchen
- Modern shower room
- Residents' parking
- Chalet-style home
- Ideal holiday let or second home
- Close to local amenities

Paul Hubbard Estate Agents  
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 Lowestoft  
 Suffolk  
 NR33 0BB

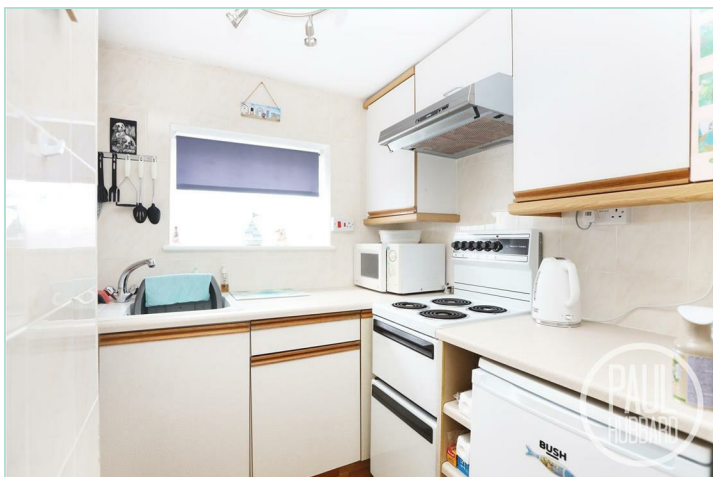
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### 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, doors opening to the shower room, sitting room, airing cupboard and bedroom 2.

### Sitting room/ Diner

5.93m x 3.70m

UPVC double glazed windows and door to the rear aspect, carpet flooring throughout, an opening to the kitchen and doors opening to bedrooms 1 and 3.

### Kitchen

2.21m x 1.79m

UPVC double glazed window to the side aspect, laminate flooring throughout, tiled walls, units above and below, laminate work surfaces, composite sink with drainer, integrated extractor hood and spaces for a cooker and fridge/freezer.

### Shower room

1.77m x 1.63m

UPVC double glazed obscure window to the front aspect, carpet flooring throughout, pedestal wash basin, toilet and a shower within an enclosed glass cubicle.

### Bedroom 1

2.91m x 2.54m

UPVC double glazed window to the front aspect, carpet flooring throughout and a built in wardrobe.

### Bedroom 2

2.40m x 2.06m

UPVC double glazed window to the front aspect, laminate flooring throughout and a storage cupboard houses the electrics.

### Bedroom 3

1.99m x 1.85m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a built in storage cupboard.

### Outside

To the front, a paved area and laid lawn create a welcoming approach, with steps leading up to the main entrance door. Pleasant sea views enhance the appeal, and parking is available for residents, offering added convenience.

To the rear, a laid lawn offers outdoor space, with the property situated within walking distance of Kessingland Beach.

### Agent note

The property is available for occupancy for 10½ months of the year, with a ground rent of approximately £440 per annum.

**\*\*Fully furnished\*\***

