

Tenure: Freehold
 Council Tax Band: A
 EPC Rating:
 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£105,000
 Asking Price



SEA VIEW CHALET
 490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.5 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 Holiday Chalet
 Kessingland, NR33 7RQ

- Ideal 3 bedroom holiday home
- Walking distance to the beach
- Chain free
- Allocated off road parking space
- Popular Kessingland location
- Modern shower room
- Modern kitchen
- Close to local amenities
- Sizeable open plan living area
- Separate entrance hall



Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
 www.paulhubbardonline.com
 01502 531218
 info@paulhubbardonline.com

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

e - info@paulhubbardonline.com

t - 01502 531218



Location

This chalet is located on sea view holiday park, in the middle of the popular coastal village of Kessingland.

Entrance Hall

UPVC double glazed entrance door to the front aspect, LVT flooring throughout, electric radiator and doors opening to the shower room, bedroom 2, the main living area and a built-in storage cupboard housing the water tank.

Shower Room

2.38m max x 1.78m

UPVC double glazed window to the front aspect, LVT flooring throughout, tile walls, heated towel rail, toilet with hidden cistern, vanity unit with inset hand wash basin, and a good size electric shower enclosed within glass and tiled cubicle.

Bedroom 2

2.42m x 2.05m

UPVC double glazed window to the front aspect, carpet flooring throughout, and doors open into a small built-in cupboard.

Main Living Area

6.14m x 3.52m

An open plan living space located to the rear comprising of a sizable kitchen area and lounge/diner.

Kitchen

UPVC double glazed window to the rear aspect, LVT flooring throughout, tile splash backs, electric radiator, a selection of units above and below laminate work surfaces, a stainless steel extractor fan, 4 ring ceramic hob, space for appliances including a washing machine and dishwasher, integrated oven and fridge freezer.

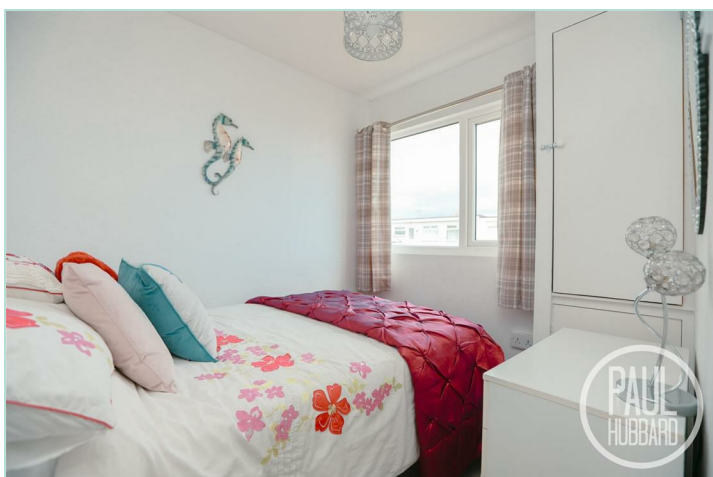
Lounge/Diner

UPVC double glazed windows and French doors to the rear aspect opening onto a communal laid lawn, LVT flooring throughout and doors opening to bedrooms 1 and 3.

Bedroom 1

3.00m max x 2.95m

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



Bedroom 3

2.88m x 1.58m

UPVC double glazed window to the rear aspect and carpet flooring throughout.

Outside

To the front of the chalet a laid lawn garden area and allocated off road parking space to the side, all of which leads up to the main entrance door.

To the rear of the chalet, a concrete seating area leads up to a communal laid lawn.

Site charges and additional information

- We understand that the freehold chalets were built in the 1960's, offer accommodation for 11 months of the year and are shut down for the month of January. The annual maintenance cost for the grounds are estimated to be £500.

- For further information please call the sales team on 01502 531218

