



North Cliff | Kessingland | Lowestoft | NR33 7RA

Asking Price £385,000

**DURRANTS**  
SINCE 1853

## Key features

- PLANNING PERMISSION FOR A TWO STOREY EXTENSION
- In need of modernisation
- Desirable location
- Two bedroom semi detached property
- Generous gardens
- Off road parking
- Easy access to Kessingland coastline
- NO ONWARD CHAIN

## Description

**\*\* NO ONWARD CHAIN\*\* DESIRABLE LOCATION! \*\***

Situated on a generous plot just moments from the beautiful Kessingland coastline, Seagull Cottage is a two-bedroom semi-detached property offering an exciting opportunity for buyers looking for a home to modernise and make their own. Offered with no onward chain and **PLANNING PERMISSION FOR A TWO STOREY EXTENSION**, the property would make an ideal renovation project, coastal retreat, or investment opportunity.

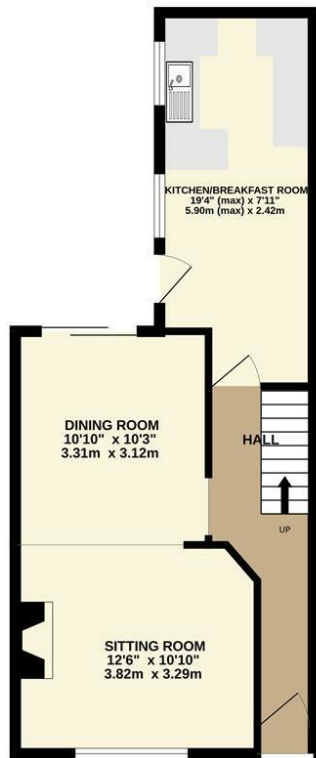
## Directions





# Floor plans

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 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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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>		
(39-54) <b>E</b>		
(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	



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