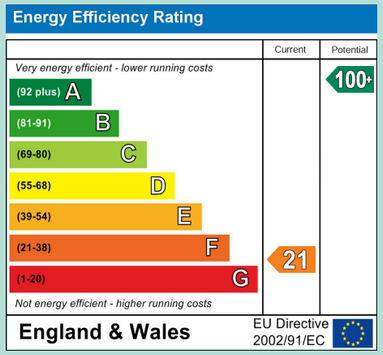
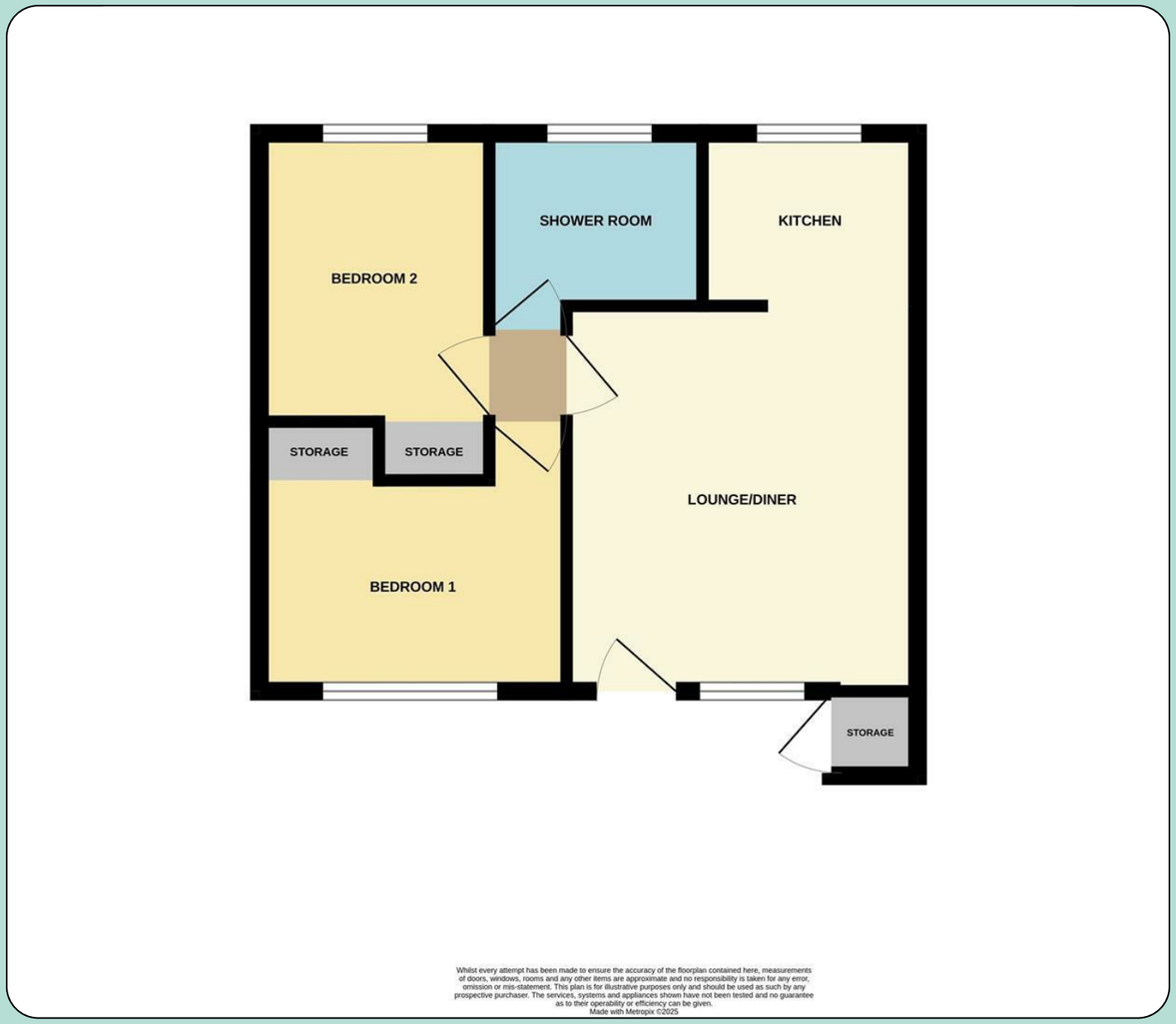
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Tenure: Leasehold
Local Authority: East Suffolk Council











Alandale Drive

Lowestoft, NR33 7SD

- Gorgeous holiday home
- Set on the sought after Alandale park
- 2 separate bedrooms
- Chain free
- UPVC double glazing
- Open-plan living space
- Modern décor throughout
- Off road parking
- Moments from Kessingland beach
- Close to local amenities & shops

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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 are 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









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.

Lounge/ diner
5.38m max x 3.36m
UPVC entrance door & double glazed window to the front aspect, fitted carpet, radiator, space for a table & chairs, open to the kitchen which comprises vinyl flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap and space for a washing machine, fridge & oven.

Internal lobby
Fitted carpet, loft access and doors opening to bedrooms 1-2 and the shower room.

Bedroom 1
3.07m x 3.05m max
Fitted carpet, UPVC double glazed window to the front aspect, electric radiator and a built-in wardrobe.

Bedroom 2
3.10m x 2.23m
Fitted carpet, UPVC double glazed window to the rear aspect, electric radiator and a built-in wardrobe.

Shower room
2.04m x 1.85m
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, aqua board wall panels, toilet, pedestal wash basin with mixer tap, electric shower set into a cubicle enclosure and wall-mounted heater.

Outside
A beautifully maintained communal lawn area enhances the setting, complemented by a residents' car park with unallocated parking. The property further benefits from a sheltered outdoor space ideal for a small table and chairs, perfect for relaxing or entertaining and a useful brick-built storage cupboard. Ideally located close to Kessingland Beach, where steps lead directly down to the shoreline, this property offers an excellent opportunity to enjoy coastal living.

Lease information
- Around 43 years left on the lease
- 10 Months occupancy

CHARGES (up until March 2025)
- Ground rent £1330.66
- Service charge £371.98
- Water/sewerage £216.85

Agent Note
The views portrayed in some of the images serve as a depiction of the surrounding locality and is not directly visible from the property.

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.

