

£125,000
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

**PAUL
HUBBARD**



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 glazed 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 borders, 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.







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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not shown and no guarantee as to their operability or efficiency can be given.
©2020 Paul Hubbard Estate Agents

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 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