



221 Church Road, Kessingland
£180,000

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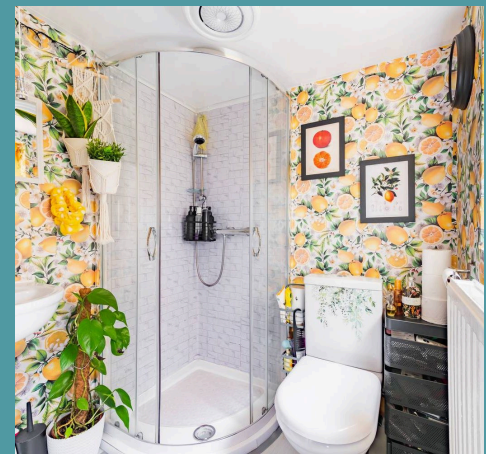
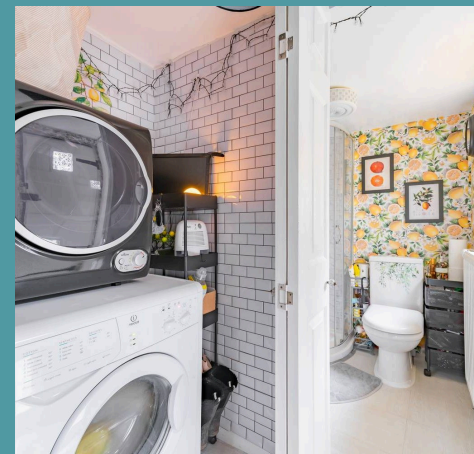
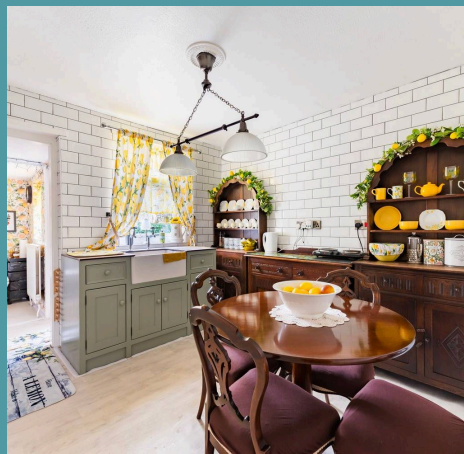
Kessingland, Lowestoft

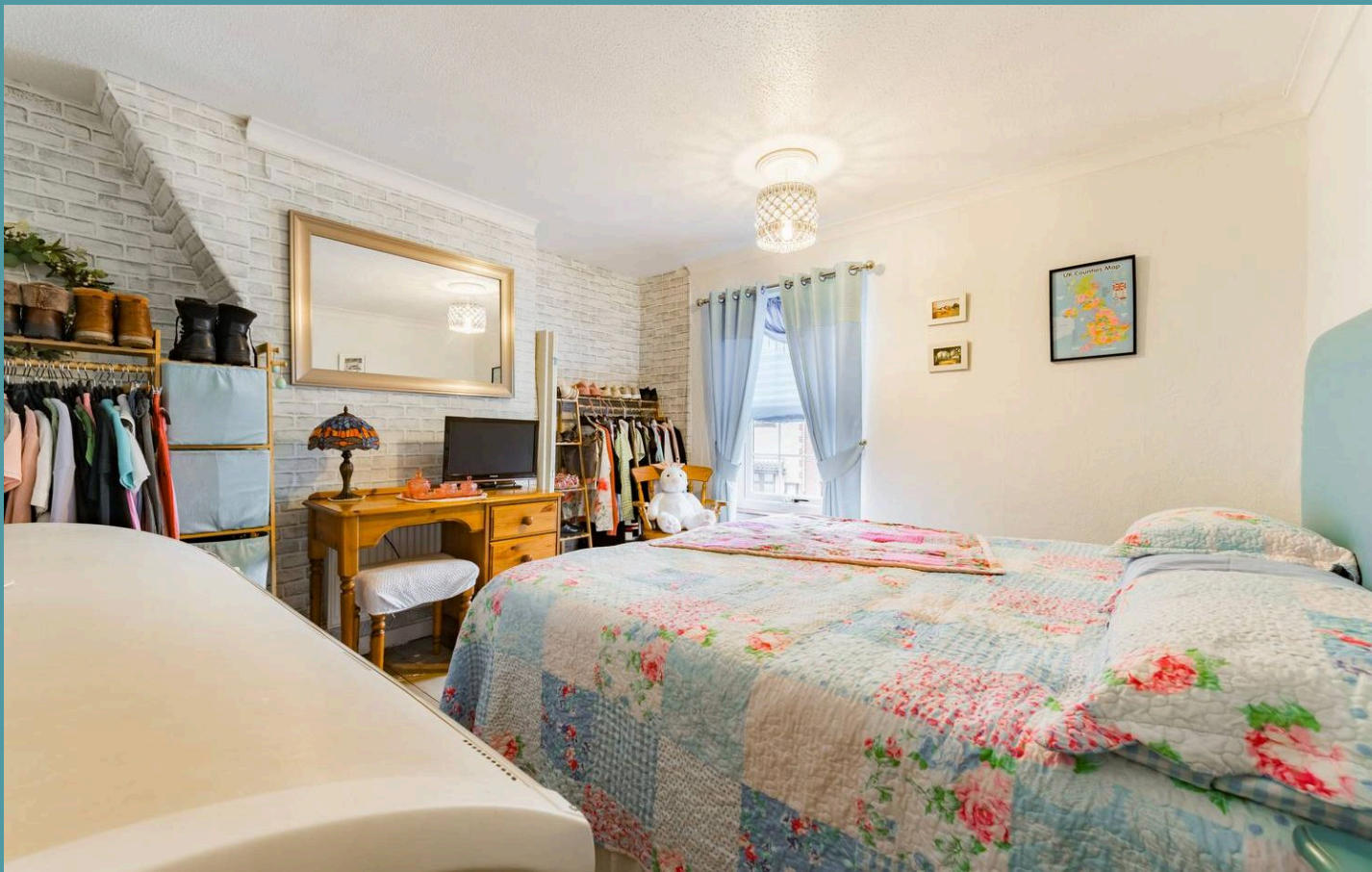
Located within the coastal village of Kessingland, this beautiful cottage presents the perfect first home or investment purchase. Showcasing a sitting room with a brick-built fireplace, a kitchen that is full of potential, a ground floor shower room and two double bedrooms. Its desirable location ensures you are within close proximity to local amenities, bus routes and the serene beach. Don't miss the chance to make this character-filled cottage your home.

Location

Kessingland is a wonderful village nestled along the serene Suffolk coastline. Its idyllic setting and growing beach is protected by the harmonious interplay of shingle and marram grass planted by the illustrious H. Rider Haggard, beckon visitors to indulge in the tranquillity of the coastal wonders. A delightful stroll along the sandy shoreline leads you to the captivating Benacre National Nature Reserve, a haven for avid birdwatchers seeking the spectacle of migrating avian visitors during the spring and autumn seasons.

Kessingland provides all the essential amenities one could desire, from charming local shops and a welcoming post office to quaint tea rooms, delightful restaurants and Africa Alive Zoo. With convenient transport links to nearby towns like Lowestoft and Great Yarmouth, Kessingland offers the perfect fusion of seclusion and accessibility.





221 Church Road

Kessingland, Lowestoft

Upon entering this inviting cottage, you are greeted by a comfortable sitting room, accentuated by a charming brick-built fireplace that radiates warmth and character throughout the space. The kitchen has the potential to renovate and tailor to your own preferences, with brand new tiles and free-standing furniture that has the potential to be built-in units and integrated appliances. A utility area provides a practical space for laundry essentials, alongside a ground floor shower room that accommodates all residents in the household.

Ascend to the first floor where you will encounter two double bedrooms, each thoughtfully designed to offer relaxation and privacy. The second bedroom has the versatility to be a dressing room, home office or guest room, depending on your own requirements.



Stepping outside, the property features a front garden that is low maintenance, with a pathway to the entrance door. The rear garden is thoughtfully divided into two sections, with a shared pathway between, offering versatility for outdoor activities and enjoyment, whether it be entertaining summer occasions, gardening or simply relaxing in the sunshine. Off-road parking is readily available, ensuring convenience and ease for residents and guests alike.



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Kessingland, Lowestoft

Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Boiler is 6 months old.

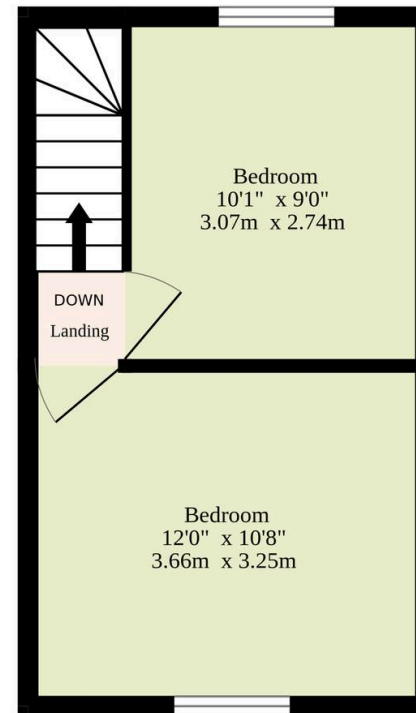
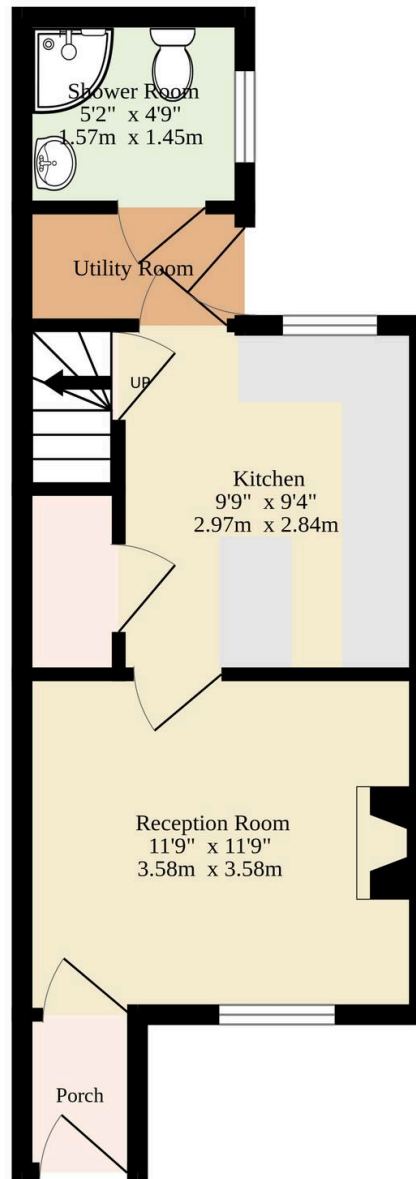
Council Tax Band: A

- Beautiful cottage in the coastal village of Kessingland
- Perfect first home or investment purchase
- Comfortable sitting room accentuated by a brick-built fireplace
- Kitchen with the potential to renovate to suit your own preferences
- Functional utility area and a ground floor shower room
- Two double bedrooms
- Front garden and a rear garden separated into two sections for outdoor activities and enjoyment
- Off-road parking available
- New tiled kitchen, electrics and heating system
- Close proximity to local amenities, bus stops and the beach



Ground Floor
291 sq.ft. (27.0 sq.m.) approx.

1st Floor
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 518sq.ft. (48.1 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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