



277 Church Road, Kessingland
£230,000

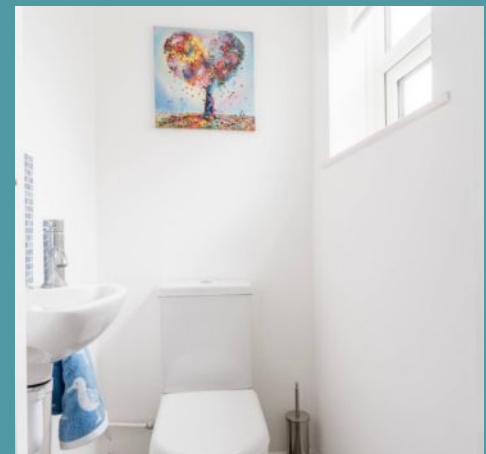
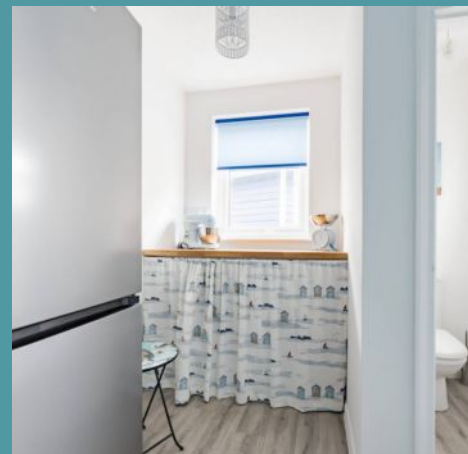
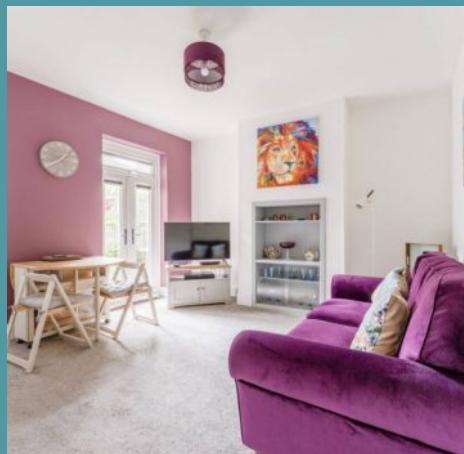
277 Church Road

Kessingland, Lowestoft

Step into coastal living with this beautifully presented, chain-free mid-terrace home in the heart of Kessingland. Perfect as a first-time buy or a smart investment, this move-in-ready property offers two bright reception rooms, a modern kitchen with integrated oven, utility room, and downstairs cloakroom. Upstairs features two spacious double bedrooms and a sleek four-piece bathroom. Outside, enjoy a sun-soaked, enclosed courtyard garden with a decked terrace and summerhouse (under separate negotiation)—ideal for relaxing or entertaining. This home blends comfort and convenience.

Location

Church Road in Kessingland is located within a peaceful coastal village on the Suffolk coast, offering a charming blend of countryside tranquillity and seaside accessibility. Just a short walk from the road lies Kessingland's expansive beach—a quiet, unspoiled stretch of sand and shingle that's perfect for seaside walks, birdwatching, and enjoying the North Sea views. The village itself is well-served with local amenities including convenience stores, a pharmacy, a post office, and several independent shops and cafés, all within easy reach.





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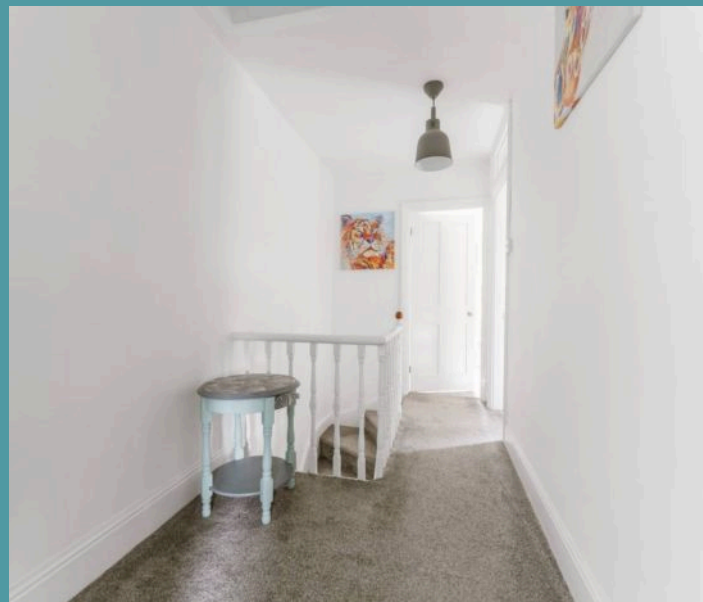
Kessingland, Lowestoft

Families benefit from close proximity to Kessingland Church of England Primary Academy, located within walking distance, while older students typically attend Pakefield High School or other nearby secondary schools in Lowestoft. Healthcare needs are met by the Kessingland Medical Centre in the village, with larger facilities and hospitals available in Lowestoft, just a few miles north. For transport, regular bus services connect Church Road to Lowestoft, Southwold, and surrounding villages, while the A12 provides convenient road access to the wider Suffolk and Norfolk regions. The nearest train stations are in Lowestoft and Oulton Broad, linking to Norwich and Ipswich.

Church Road

From the moment you step inside the porch entrance, you're welcomed into a bright and well-presented entrance hall that sets the tone for the rest of the property.

The ground floor showcases two generous and light-filled reception rooms – perfect spaces for relaxing, dining, or entertaining. The kitchen is fitted with modern cabinetry, complemented by an integrated oven, offering both style and functionality. Just off the kitchen, you'll find a practical utility room for laundry appliances and a convenient cloakroom/WC, adding to the home's practicality.





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Upstairs, there are two spacious double bedrooms, each filled with natural light. The bathroom features a contemporary four-piece suite, including a bath, separate shower, washbasin, and WC - a rare and desirable feature in homes of this style. Outside, the property benefits from a well-maintained and enclosed courtyard garden - a real suntrap. With a decked terrace ideal for al fresco dining and a charming summerhouse (under separate negotiation), this outdoor space is perfect for relaxing or hosting friends and family.

Additional benefits include off-road parking, new windows installed in 2021 throughout, and the peace of mind that comes with a property that is completely ready to move into.

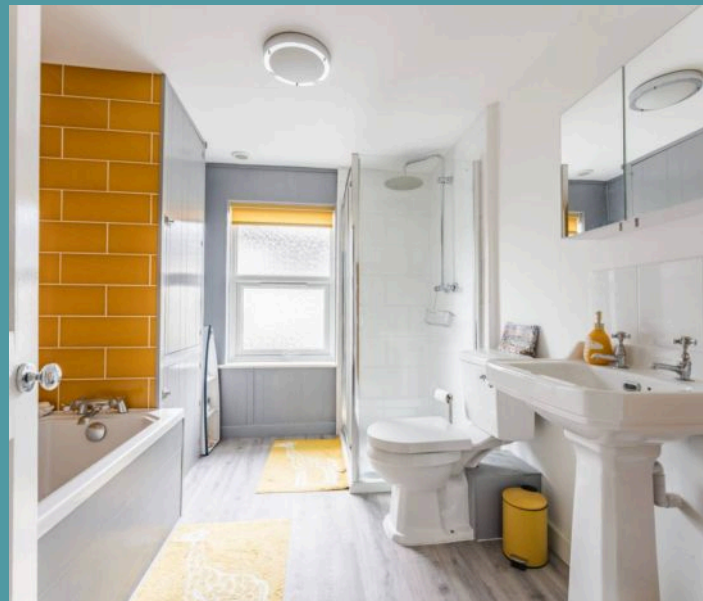
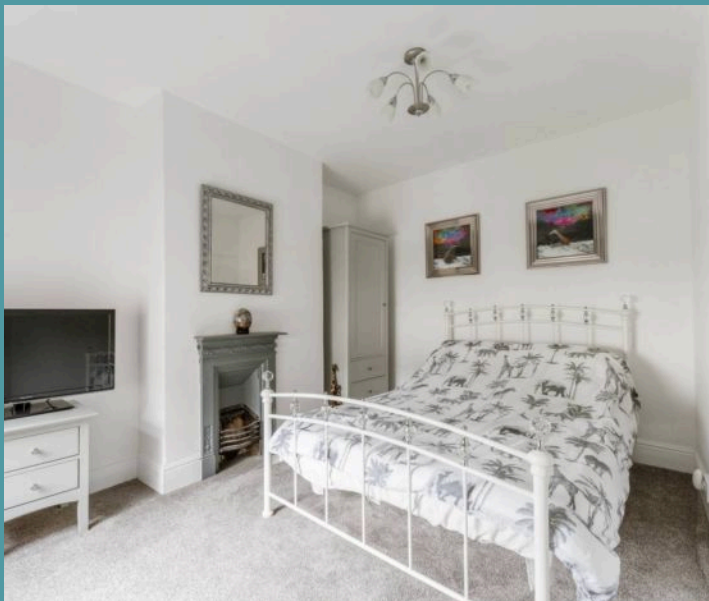
Agents note

Freehold

Boiler installed in 2020

New roof in 2014

Rear external rubber roof re-done in 2021





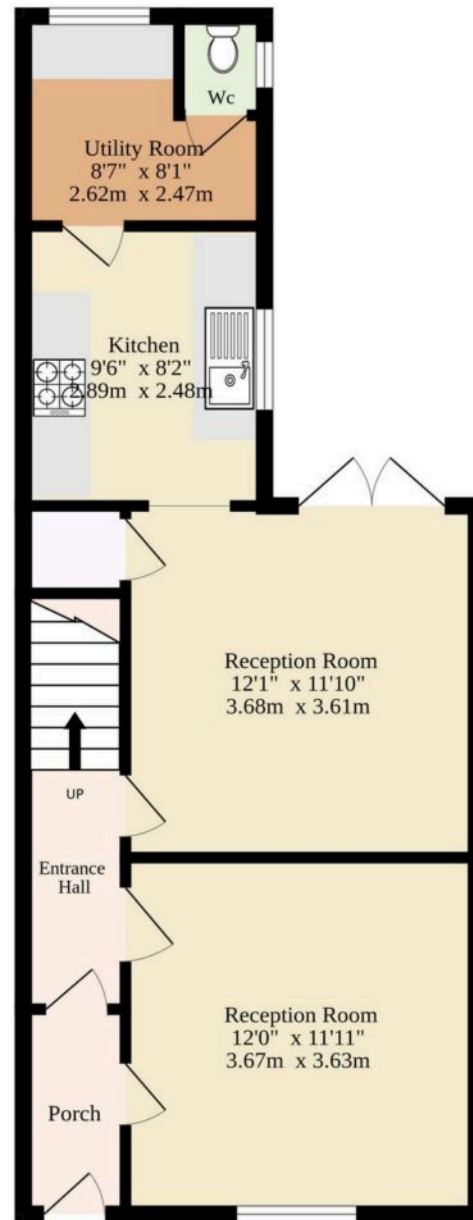
277 Church Road

Kessingland, Lowestoft

- Chain free
- End-terrace residence in the coastal village of Kessingland, moments away from the beach
- Perfect first home or investment purchase, ready to move into!
- Two bright and airy reception rooms, inviting relaxation and entertaining
- Kitchen equipped with modern cabinetry and an integrated oven, complete with a utility room and a cloakroom
- Two double bedrooms and a bathroom with a contemporary four-piece suite
- Courtyard garden that is well-maintained and enclosed, with a decked terrace and a summerhouse (under separate negotiation)
- Off-road parking available
- New windows in 2021
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
497 sq.ft. (46.2 sq.m.) approx.



1st Floor
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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