



The Hollies, London Road, London Road

Lowestoft



£160,000
Minors & Brady

The Hollies, London Road

London Road, Kessingland

Step into the luxury holiday home, enviably located on the peaceful Hollies Holiday Site in Kessingland—just a short stroll from the unspoilt Suffolk coastline. Designed for those who appreciate comfort and style, the home flaunts a bright and spacious open-plan layout, where the kitchen, dining, and living areas flow seamlessly together, enhanced by tall windows and dual sliding doors that flood the space with natural light. The kitchen is a modern delight, complete with integrated appliances, sleek cabinetry, and a breakfast bar for casual dining. The double bedroom offers a restful haven with built-in wardrobes and a private en-suite, while a second twin bedroom provides flexible space for guests or children. A contemporary family bathroom, a handy utility room, and clever storage throughout ensure every practical need is met. Outside, a generous wrap-around deck and additional shingled seating area invite outdoor living, with a ramp for easy access and a storage shed for convenience. Off-road parking for multiple vehicles and under-lodge storage complete the package—making this an ideal home-from-home or high-end holiday let in a coastal setting.



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London Road, Kessingland

- Luxury holiday home proudly positioned on Kessingland's Heathland Beach Holiday Site
- Moments away from the coastline
- Open-plan kitchen/dining/living room filled with natural light from two sets of sliding doors and tall windows, inviting relaxation and entertaining
- Kitchen equipped with quality fixtures and fittings, including modern cabinetry, an integrated oven, a microwave, a gas hob and a dishwasher, with a breakfast bar unit
- A functional utility room for additional storage and laundry appliances
- A double bedroom with built-in wardrobes and a private en-suite
- A twin bedroom with built-in wardrobes, suitable for children or guests
- A family bathroom showcasing a contemporary three-piece suite
- A wrap-around decked terrace for seating arrangements, as well as a shingled area for additional seating and a storage shed
- Off-road parking for multiple vehicles



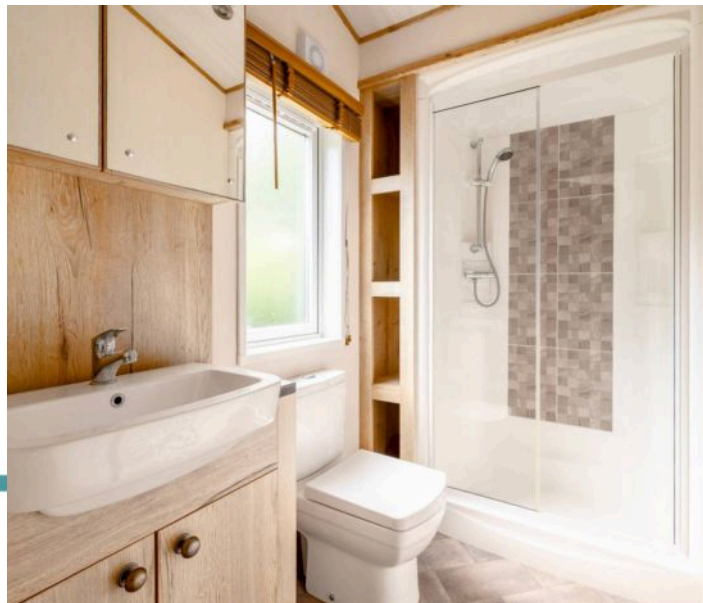
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Location

The Hollies is ideally situated on London Road in the coastal village of Kessingland, Suffolk. Located just south of Lowestoft, the site enjoys a peaceful clifftop setting with direct access to expansive, quiet beaches and scenic coastal walks. Within walking distance, residents and visitors will find a convenience store, a local fish and chip shop, and a small parade of independent businesses offering everyday essentials. Kessingland Church of England Primary Academy is less than half a mile away, making the area particularly suitable for young families. For healthcare needs, a GP surgery and a local pharmacy are located nearby on the village's main road. Public transport is accessible via regular bus services running along London Road, linking Kessingland with Lowestoft, Southwold, and other surrounding towns. The nearest train stations, found in Lowestoft and Oulton Broad, connect to regional hubs like Norwich and Ipswich. Overall, The Hollies offers a well-connected yet peaceful base with a strong sense of community, proximity to essential services, and easy access to both countryside and coastline.



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The heart of the home is an inviting open-plan kitchen, dining, and living area, bathed in natural light from tall windows and dual sets of sliding doors that seamlessly connect the indoors with the outdoors. Whether you're hosting an evening with loved ones or simply unwinding after a day by the sea, this bright and airy space delivers comfort and elegance in equal measure. The cosy sitting area is centred around a charming decorative feature fireplace, adding warmth and character to the contemporary interior.

The kitchen is thoughtfully designed with style and functionality in mind. High-quality fixtures and fittings include sleek modern cabinetry, an integrated oven and microwave, a gas hob, and a convenient dishwasher. A central breakfast bar creates the perfect spot for casual dining or morning coffee, while a separate utility room offers practical storage solutions and space for laundry appliances.

Accommodation comprises a beautifully appointed double bedroom complete with built-in wardrobes and a private en-suite, providing a restful retreat at the end of the day. A second twin bedroom, also featuring built-in storage, is ideal for children or visiting guests. The family bathroom boasts a contemporary three-piece suite, ensuring comfort and convenience for all.



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Outside, the home benefits from a generous wrap-around decked terrace—ideal for al fresco dining or enjoying peaceful mornings with a book and a sea breeze. A shingled area extends the outdoor living space, perfect for additional seating arrangements, and a storage shed provides practical space for beach gear or garden essentials. A ramp ensures easy access to the terrace, enhancing accessibility.

With off-road parking for multiple vehicles and handy storage beneath the lodge, every detail has been considered to support a relaxed and low-maintenance holiday lifestyle. Whether used as a private seaside escape or a high-end holiday let, this coastal gem blends modern luxury with laid-back charm in one of Suffolk's most sought-after holiday park settings.

Agents note

We understand that this property is leasehold, with 95 years left on the lease

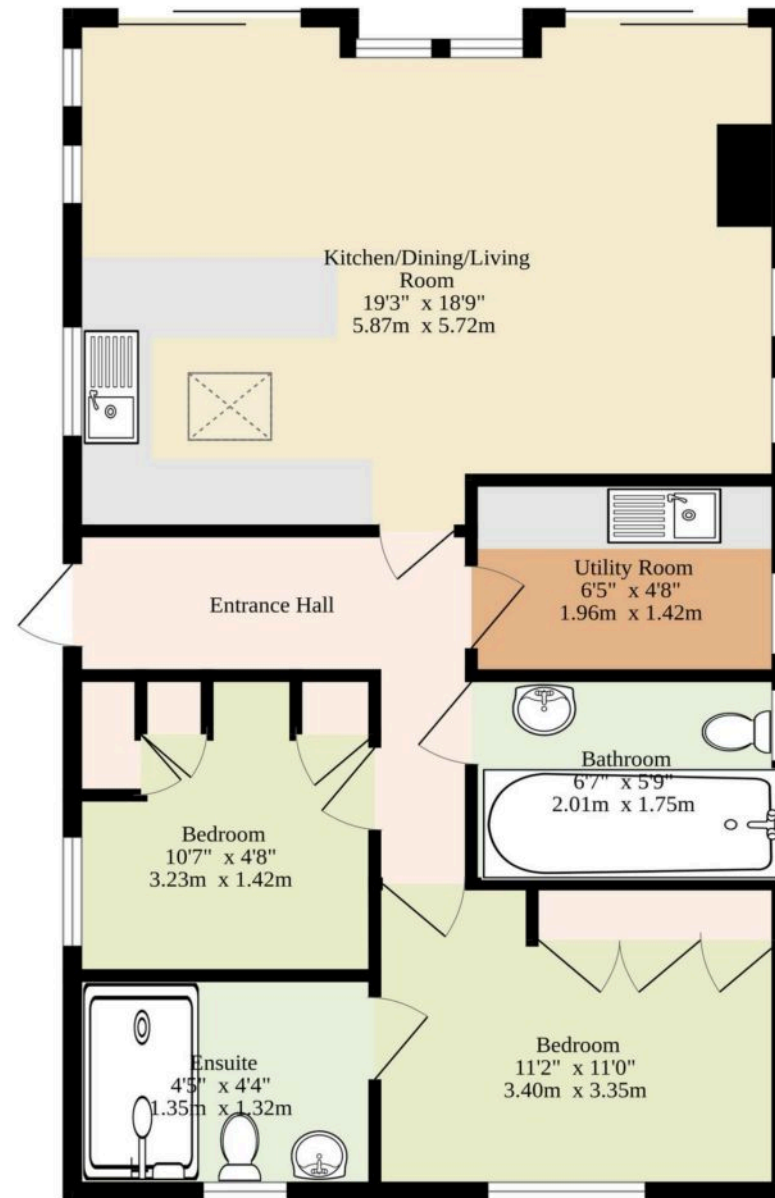
Ground rent - £4000 p/a

Renewal - February 2026



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Ground Floor
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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