



261 Church Road, Kessingland

Lowestoft

Minors & Brady



## 261 Church Road

Kessingland, Lowestoft

Steps from the Beach, perfect for every lifestyle! This inviting mid-terrace home in Kessingland offers effortless coastal living. Bright and open, the kitchen and living area with a charming feature fireplace provides a welcoming space to relax or entertain. Two comfortable double bedrooms, a modern bathroom, and a useful utility lean-to add practical comfort, while a private, low-maintenance courtyard makes outdoor living a breeze. Ideal for first-time buyers, investors, or a holiday home.

- Mid-terrace residence positioned in the coastal village of Kessingland
- Stones throw away from the scenic beach
- Perfect choice for first time buyers, investors or a holiday home
- Open-plan kitchen/living room accentuated by a decorative feature fireplace, creating an effortless flow for relaxation and entertaining
- Kitchen is equipped with quality cabinetry, an integrated oven and space for your own appliances
- A lean-to creates the perfect utility room, suitable for your laundry appliances
- A ground floor bathroom comprising of a modern three-piece suite
- Two double bedrooms offering comfort and privacy
- A private, low-maintenance courtyard
- Close to local shops, schools, healthcare facilities and transport links







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Kessingland, Lowestoft

## Location

Church Road is situated in the picturesque coastal village of Kessingland in Suffolk, offering a peaceful seaside environment while remaining conveniently connected to essential amenities. The village itself is known for its long, sandy beach and scenic coastal walks, providing residents with easy access to outdoor leisure and recreation. Local conveniences are within easy reach of Church Road, including small grocery stores, a post office, and independent shops, while a selection of cafés, pubs, and takeaways serve the community's dining needs. Families benefit from nearby schools such as Kessingland Church of England Primary Academy, with secondary education available in neighboring towns like Lowestoft.

Healthcare needs are served by the local medical centre, and larger hospital facilities are accessible in Lowestoft. Transport links are practical for both residents and visitors: regular bus services connect the village to Lowestoft, Southwold, and surrounding areas, while the A12 provides straightforward road access to the wider Suffolk and Norfolk regions. For rail travel, the nearest stations in Lowestoft and Oulton Broad link Kessingland efficiently to Norwich, Ipswich, and beyond.



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Kessingland, Lowestoft

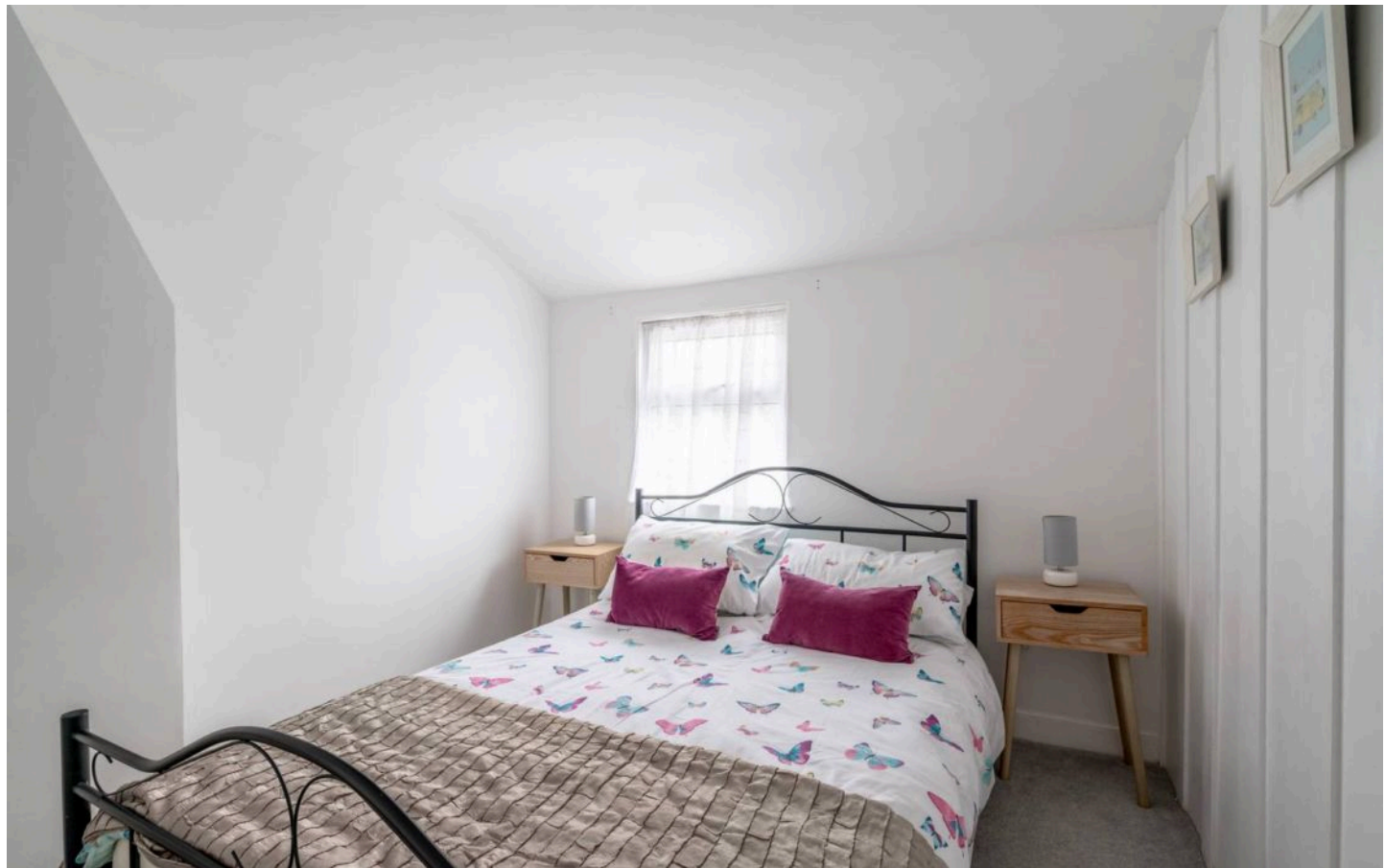
Step through the welcoming entrance porch, a handy space to store outdoor wear and prepare for beach walks. The open-plan kitchen and living room forms the heart of the home, where a decorative feature fireplace adds warmth and character, creating an inviting space for relaxation and entertaining. The kitchen is thoughtfully equipped with quality cabinetry, an integrated oven, and space for your own appliances.

A lean-to extension provides the perfect utility room, ideal for laundry appliances and additional storage, enhancing the practical side of daily living. The ground floor also benefits from a modern bathroom with a contemporary three-piece suite, offering a clean and stylish finish.

Upstairs, two generous double bedrooms ensure comfort and privacy for residents, with the option to have a home office, dressing room or a guest bedroom. Outside, a private, low-maintenance courtyard offers an ideal spot for morning coffee, alfresco dining, or a small storage shed.

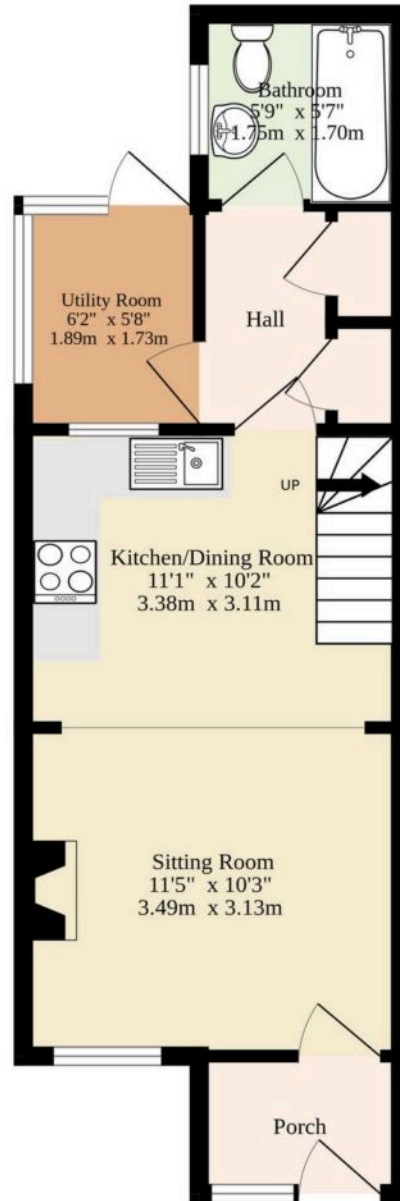
## Agents note

Freehold

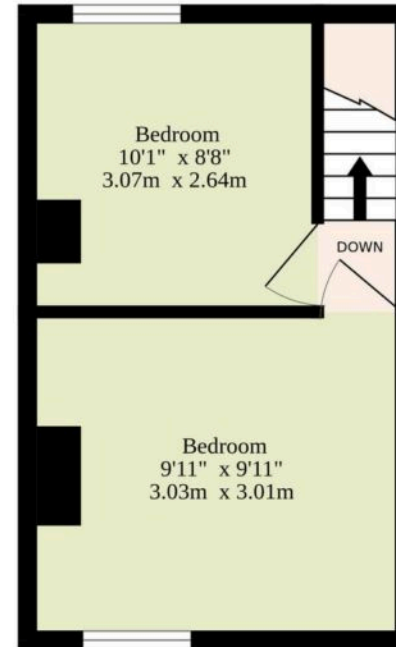


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Ground Floor  
316 sq.ft. (29.4 sq.m.) approx.



1st Floor  
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 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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Branch Manager



Meet *Bradley*  
Property Valuer



Meet *Hannah*  
Property Consultant

Minors & Brady  
*Your home, our market*



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