



3a Griffith Close, Kessingland

Minors & Brady



3a Griffith Close

Kessingland, Lowestoft

Overlooking a pleasant green in the coastal village of Kessingland, this well-presented first-floor apartment offers an appealing blend of comfort, practicality and convenience. With its own private entrance, bright and spacious living accommodation, double bedroom and well-appointed kitchen, the property is perfectly suited to first-time buyers, downsizers or investors alike. Enjoying a peaceful residential setting close to local amenities and the Suffolk coastline, it presents an excellent opportunity to embrace relaxed village living by the sea.

- First-floor flat positioned in a quiet, residential area that overlooks a green, in the coastal village of Kessingland
- Suitable option for first-time buyers, downsizers or investors
- Turn-key condition
- Private entrance, with a staircase that leads up to a welcoming landing and the inner hallway of the flat
- Spacious, light-filled living room that creates a comfortable space for relaxation and entertaining
- Kitchen is fitted with cabinetry, a freestanding oven, areas for your own appliances and a storage cupboard
- Double bedroom offering the utmost comfort and privacy
- Shower room comprising of a classic three-piece suite
- Easy access to a wide range of amenities within the area, including shops, schools, transport links and healthcare facilities





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The Location

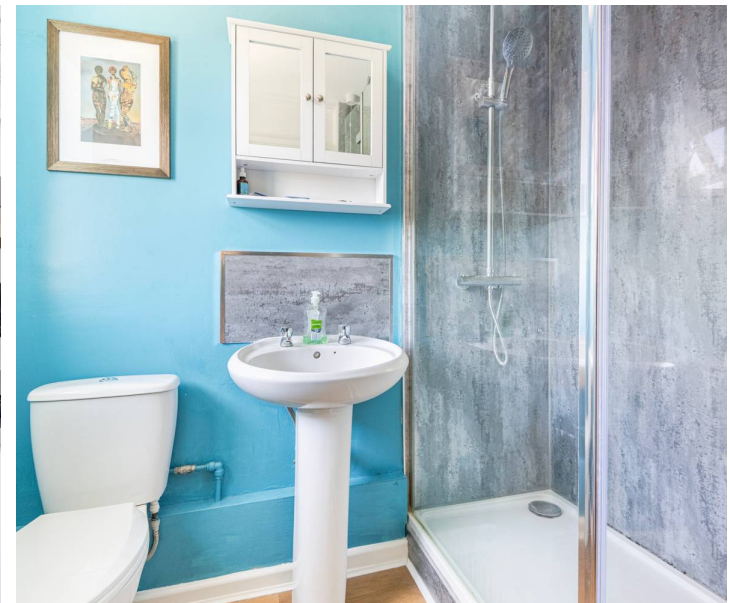
Griffith Close is situated within the popular coastal village of Kessingland, offering a convenient residential setting with easy access to a range of local amenities. The village is highly regarded for its attractive seaside location, strong community atmosphere, and excellent access to both the Suffolk coast and surrounding countryside.

Residents benefit from a variety of shops, cafés, restaurants, schools, healthcare facilities, and everyday amenities, all readily accessible within the village. Kessingland remains a popular location for families, retirees, and those seeking a coastal lifestyle.

A particular feature of the location is its proximity to Kessingland Beach, where miles of coastline provide excellent opportunities for coastal walks and outdoor recreation. The surrounding area also offers open countryside and green spaces, ideal for enjoying the outdoors.

The nearby town of Lowestoft provides a wider range of shopping, leisure, educational, and entertainment facilities, whilst the Norfolk Broads and Suffolk Heritage Coast are both within easy reach.

The area benefits from convenient access to the A12, providing routes to Lowestoft, Beccles, Ipswich, and the wider Norfolk and Suffolk region.



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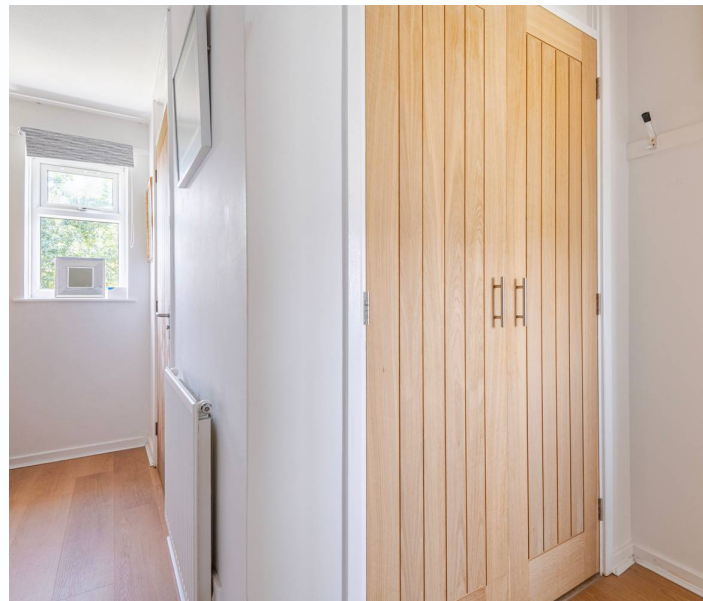
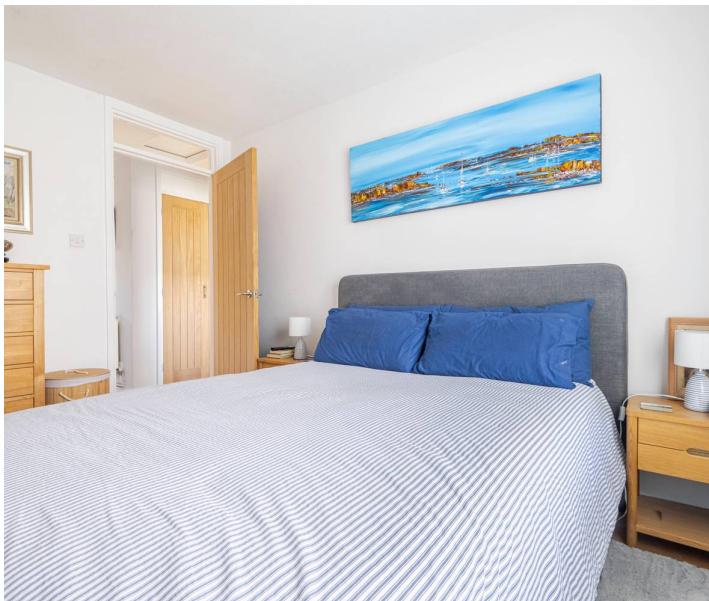
Kessingland, Lowestoft

Positioned overlooking an attractive green within a peaceful residential setting in the ever-popular coastal village of Kessingland, this first-floor apartment presents an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a well-placed home close to the Suffolk coastline.

Accessed via its own private entrance, a staircase rises to a welcoming landing and inner hallway, where useful built-in storage helps keep everyday essentials neatly organised. Natural light flows throughout the accommodation, creating a bright and comfortable atmosphere that enhances the sense of space.

The generous sitting room forms the heart of the home, offering a versatile setting for both relaxation and entertaining. With ample space for a range of seating and dining arrangements, it is a room easily adapted to suit modern lifestyles, whether enjoying quiet evenings at home or hosting family and friends.

The kitchen is fitted with a range of cabinetry providing practical storage, complemented by worktop space for everyday meal preparation. A freestanding oven is included, while designated areas accommodate additional appliances. A useful storage cupboard further enhances the functionality of the space.



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The double bedroom offers a peaceful space, comfortably accommodating bedroom furnishings while providing a calm and private environment in which to unwind. Completing the accommodation is a shower room, fitted with a classic three-piece suite comprising a shower enclosure, wash hand basin and WC.

With its appealing position, private entrance, well-proportioned accommodation and proximity to both local amenities and the coast, this property offers an easy-to-manage home in a sought-after village setting.

Agents Notes

This property will be sold leasehold, with 125 years left on the lease from 2017.

Ground rent: £10 p/a.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note: The parking area at the rear of the building is not allocated.

This property has a retractive covenant preventing the flat being let for Airbnb purposes.



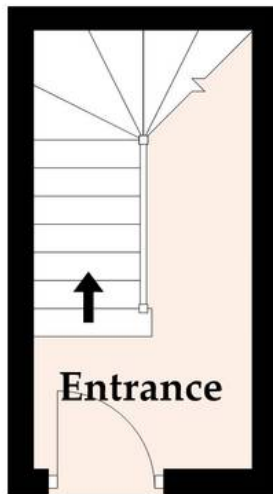
First Floor

Approx. 51.9 sq. metres (559.1 sq. feet)



Ground Floor

Approx. 5.9 sq. metres (63.0 sq. feet)



Total area: approx. 57.8 sq. metres (622.1 sq. feet)

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.

Plan produced using PlanUp.

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