



FLORA BANK
COASTGUARD LANE, KESSINGLAND



This property offers great potential for those looking to make a property their own, set within a generous plot close to the beach.

A two bedroom detached house boasting a generous rear garden, attached garage and driveway situated on a private road in the village of Kessingland.

You are welcomed into the property via a lobby into the entrance hall with under stairs storage cupboard and access to the shower room. A good sized dual aspect sitting room is the real heart of the home complete with wood burning stove and window seat. A door from the sitting room leads to the galley kitchen with doors to the dining room and rear porch. The dining room boasts a wood burning stove, built in cupboards and double doors to the garden room which offers delightful views to the rear and provides access to the rear garden.

On the first floor there is a generous landing and two double bedrooms, one of which has a built in cupboard. The accommodation is completed with a family bathroom.

To the rear there is an enclosed garden which is mostly laid to lawn with an assortment of shrubs and trees. A double garage is attached

to the property with a rear door providing access to the garden.

Located in the heart of the seaside village of Kessingland, the property sits only a stones throw away from the stunning beach, as well as ample amenities such as shops and bus routes.

AGENTS NOTE – PLEASE NOTE THAT PART OF THE REAR GARDEN HAS BEEN SOLD.

TENURE - FREEHOLD VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Band - D

EPC - D

SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)





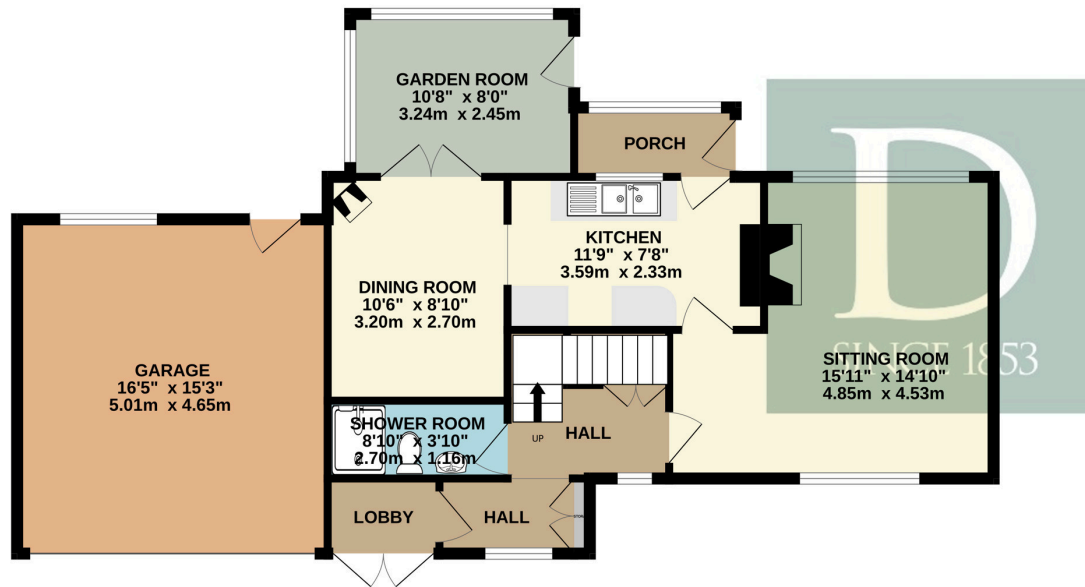
TUCKED AWAY
LOCATION



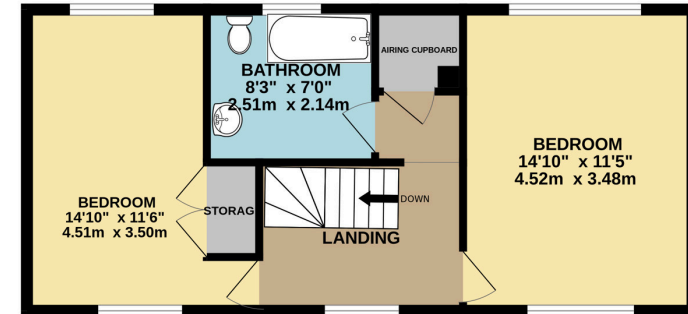


FLOOR PLAN

GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : **southwold@durrants.com**