



JENNIE JONES

EST. 1992

ESTATE AGENTS

# EAST VIEW

Kelsale | Suffolk

£235,000

## 18 EAST VIEW, KELSEALE SAXMUNDHAM IP17 2NT

Woodbridge – 8 miles  
Aldeburgh – 7 miles  
Saxmundham – 1.5 miles

- Entrance Porch ● Entrance Hall ● Kitchen ●
- Sitting Room ● Two Bathrooms ● Bathroom ●
- Enclosed Rear Gardens ● Parking ●

### The Property

18 East View is a charming two-bedroom bungalow occupying a pleasant position within the popular village of Kelsale, just a short distance from the market town of Saxmundham.

The property offers comfortable and well-proportioned accommodation together with a particularly attractive south-facing rear garden. Benefits include gas-fired central heating via radiators, uPVC double glazing and character features including stripped floorboards and a feature woodburning stove.

The accommodation begins with an entrance porch leading through to the entrance hall. The sitting room is a warm and inviting space featuring stripped wooden floorboards and an attractive fireplace fitted with a woodburning stove which forms a cosy focal point to the room.

The kitchen provides a practical working space with a range of units and leads through to a garden room which enjoys pleasant views over the rear garden and provides an additional light-filled sitting or dining area.

## Charming village bungalow with sunny south-facing garden and scope to update



There are two well-proportioned double bedrooms together with a bathroom / shower room.

The property has been well cared for but would now benefit from a degree of cosmetic updating, presenting an excellent opportunity for a purchaser to refresh the kitchen and bathroom and add their own decorative style.

Outside, the property enjoys a particularly pretty and sunny south-facing garden which is well established with a variety of shrubs, trees and planting, together with garden sheds and seating areas. To the front of the property there is off-road parking for two vehicles.

### **The Location**

Kelsale is a well regarded Suffolk village located just to the north of the market town of Saxmundham and within easy reach of the Heritage Coast.

### **Services**

Mains water, mains electricity, mains gas & mains drainage.  
Gas heating via Radiators.  
UPVC double glazing throughout.

### **Local Authority and Council Tax Band**

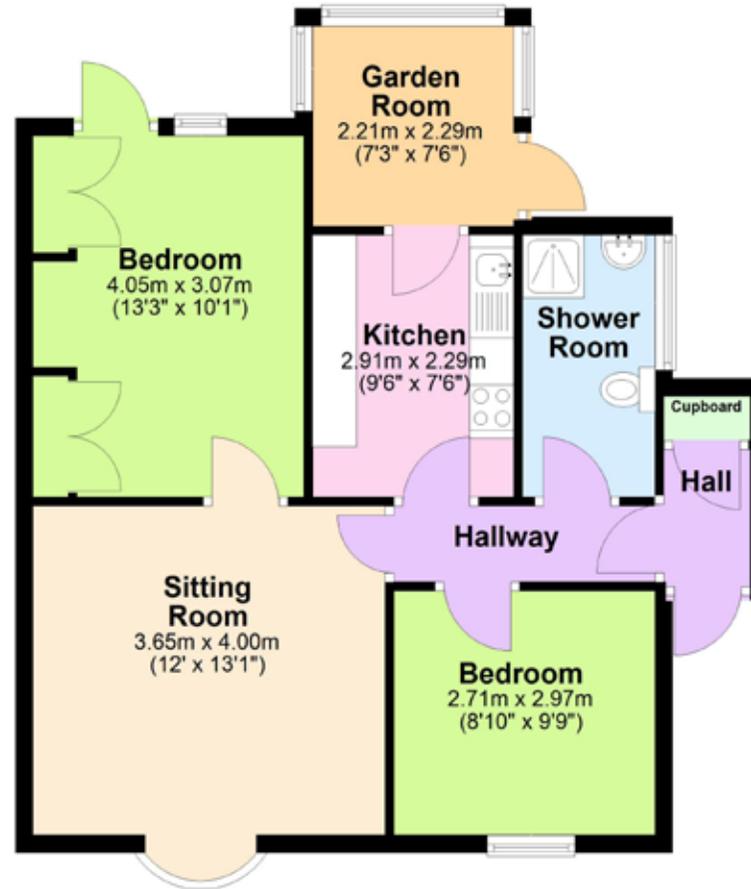
East Suffolk Council  
Council Tax Band: B

### **EPC Rating: C**



## Ground Floor

Approx. 58.4 sq. metres (628.2 sq. feet)



Total area: approx. 58.4 sq. metres (628.2 sq. feet)

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