

# Flick & Son

Coast and Country



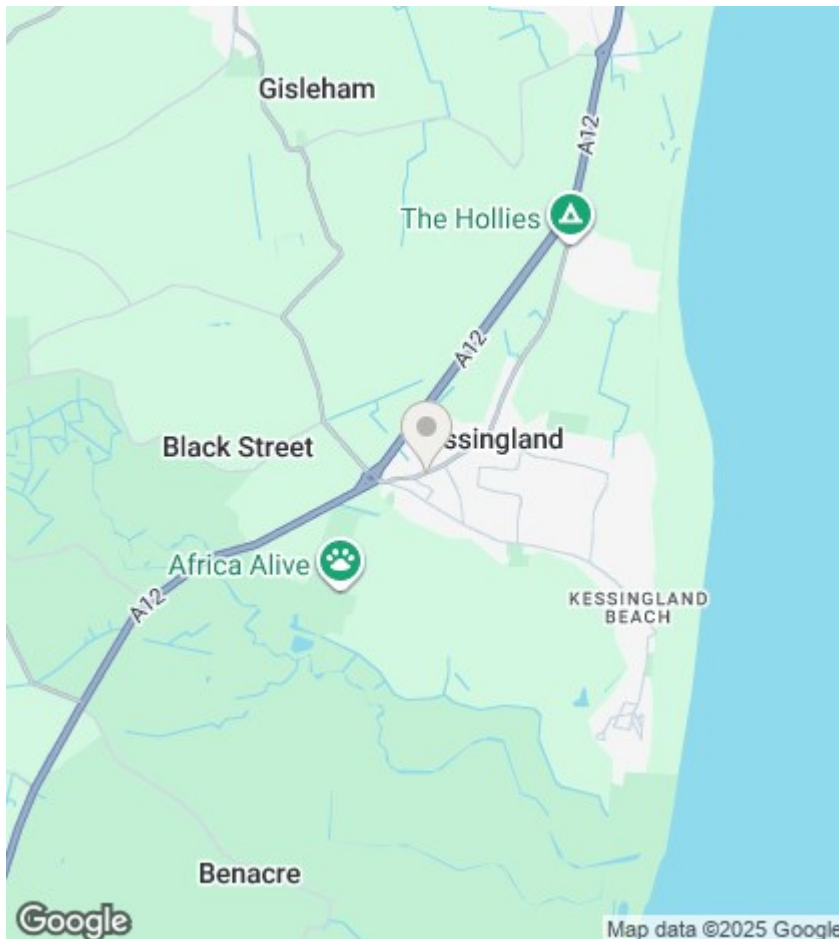
Kessingland,

Rent: £825 PCM,

Council Tax: Band A

- End terrace
- Newly refurbished
- Modern kitchen with breakfast bar
- EPC: TBC
- Pet considered

- Coastal village location
- Two double bedrooms
- Upstairs shower room
- Holding deposit: £190.38



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### DESCRIPTION

Flick & Son are pleased to offer for rent this fantastic newly refurbished two bedroom end terrace home located in the popular coastal village of Kessingland.

#### ACCOMMODATION

Through the front door you are greeted into an entrance hall which leads to a cosy sitting room situated at the front of the property. To the end of the entrance hall you find the stunning modern kitchen with breakfast bar leading to a useful rear hallway and a downstairs W/C.

Upstairs there are two good size bedrooms along with a modern shower room.

Outside there is small front garden, rear courtyard along with a useful storage room.

The property is heated via electric heating (newly installed). It has an EPC rating TBC.

#### LOCATION

Kessingland is a village and civil parish located on the coast within the county of Suffolk. Kessingland benefits from a fabulous beach as well as a range of local amenities including pubs, restaurants and a Co-Op supermarket. The village is also home to Africa Alive, an African-themed zoo.

#### AVAILABILITY

This property is available from the 18th September 2025 for an initial twelve month term.

Council Tax: Band A

Deposit held : £951.92

One small pet considered if kept downstairs. Sorry no smokers.

#### VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. [lettings@flickandson.co.uk](mailto:lettings@flickandson.co.uk)  
01728 633773 [www.flickandson.co.uk](http://www.flickandson.co.uk)