



Lowestoft,

Offers In Excess Of £375,000

- Stunning Coastal location in Kessingland
- Stunning sea views
- Three separate bedrooms
- Off road parking with garage
- Extended to offer a spacious ground floor
- Cast iron wood burner
- Direct access onto Kessingland beach
- Two reception rooms
- Modern kitchen with separate utility room
- Close to local amenities

Beach Road, Lowestoft

Kessingland is a charming coastal village located just south of Lowestoft on the scenic Suffolk coast. Known for its wide, sandy beach and peaceful atmosphere, Kessingland offers beautiful sea views, rolling dunes, and a strong connection to nature. The village blends traditional seaside character with a welcoming community, featuring local shops, cafés, and historic cottages. Visitors are often drawn to nearby attractions such as Africa Alive!, a popular wildlife park home to animals from across Africa. With its coastal walks, natural beauty, and relaxed pace of life, Kessingland is a lovely spot for both residents and visitors looking to enjoy the Suffolk seaside.



Council Tax Band: C



Description

Welcome to Sea Shell, an exceptional three-bedroom family home enviably positioned within a private and highly sought after coastal setting in Kessingland. Offering a perfect blend of character, space, and contemporary design, this beautiful home enjoys an abundance of natural light and breathtaking surroundings throughout.

Upon entering via the welcoming porch, you are greeted by a spacious and airy entrance hall, where light pours in to create an immediate sense of warmth and openness. A staircase rises gracefully to the first-floor landing, while doors lead seamlessly into the principal living spaces, perfectly designed for both family life and entertaining.

The lounge is a truly inviting retreat, featuring a striking bay window that frames stunning sea views, creating a tranquil and ever-changing backdrop. A charming cast iron wood burner adds both character and comfort, making this an ideal space to relax year-round.

The dining room has been thoughtfully extended to provide a generous and versatile reception area, flowing effortlessly into a delightful sunroom. Here, French doors open out onto the rear garden, allowing indoor and outdoor living to blend beautifully, perfect for entertaining guests or enjoying quiet moments overlooking the landscaped surroundings.

At the heart of the home lies the stylish kitchen/breakfast room, designed with both form and function in mind. Finished with sleek laminate granite worktops, it is superbly equipped with integrated

appliances including a double oven, grill, induction hob with extractor, fridge freezer, and dishwasher. A door leads through to the utility room, which offers additional practicality with space for a washing machine and tumble dryer, as well as convenient access to a ground floor WC and the rear garden.

Upstairs, the property continues to impress with three well-proportioned and beautifully presented bedrooms, each enjoying its own unique outlook. The principal bedroom is a standout feature, boasting truly unrivalled sea views and its own private balcony, an idyllic spot to unwind and take in the coastal scenery. The second bedroom enjoys a leafy outlook over the rear garden, while the third bedroom offers further flexible accommodation.

The family bathroom is generously sized and elegantly appointed, featuring a panelled bath, WC, and a separate shower enclosure, catering perfectly to modern family living.

Externally, the property enjoys a stunning, private west facing landscaped rear garden, thoughtfully designed with a paved seating area, ideal for al fresco dining and a pathway leading around to the front. To the front of the property, there is off-road parking and access to a garage, providing both convenience and security.

Perfectly positioned, Sea Shell offers direct access to Kessingland's beautiful beach, allowing you to fully embrace coastal living in one of the area's most desirable locations.

Tenure
Freehold

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Outgoings

Council Tax Band C

Viewing Arrangements

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

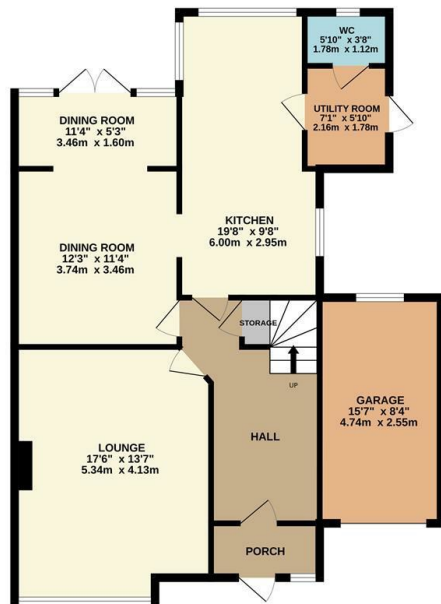
Services

Mains gas, water, electricity, drainage

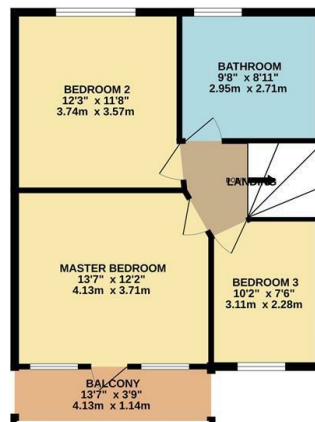




GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.

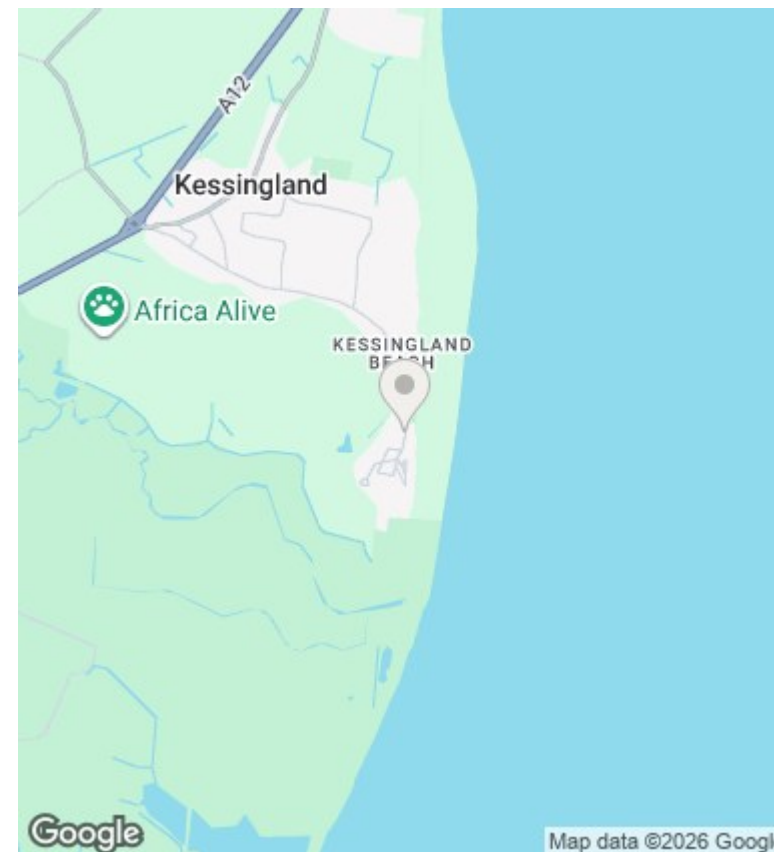


1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com