



Ashley House London Road, Kessingland Lowestoft NR33 7PL

welcome to

Ashley House London Road, Kessingland Lowestoft

Three bedroom detached home, by sale via Traditional Auction, strewn with development potential and located just minutes away from the gorgeous Kessingland coastline.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Windows surrounding. Access to entrance hall. Carpet flooring.

Entrance Hall

Access to kitchen and lounge/diner. Stairs leading to first floor. Laminate flooring. Radiator.

Lounge/Diner

Double glazed windows to side and front. Access to conservatory and kitchen. Carpet flooring. log burner with tiled hearth. Radiator.

Conservatory

Double glazed windows surrounding with door leading to garden. Carpet flooring.

Kitchen

Double glazed window to side. Access to lean-to. Laminate flooring. Fitted units and worktops. Integrated electric oven and grill. Induction hobs. Plumbing for washing machine. Space for tumble dryer and fridge freezer. Cooker head. Access to boiler. Radiator.

Lean-To

Double glazed window and door to side. Access to ground floor wc. Wood effect flooring. Corrugated plastic roof.

Ground Floor Wc

Double glazed window to rear. Wood effect flooring. Wc.

Landing

Double glazed window to front. Access to all bedrooms. Loft hatch access. Carpet flooring. Radiator.

Bedroom One

Double glazed window to side. Carpet flooring. Integrated storage options. Radiator.

Bedroom Two

Double glazed window to front. Carpet flooring. Integrated storage options. Radiator.

Bedroom Three

Double glazed window to side. Carpet flooring. Radiator.

Bathroom

Window to side. Wood effect flooring. W/C and wash hand basin. Walk-in shower. Radiator.

Front Garden

Concrete driveway leading to planted frontage. Brick wall surrounding and double gates leading to rear garden.

Rear Garden

Laid patio tiles leading to grass plot with laid concrete pathway throughout. Access to shed and outbuilding. Fence surrounding. East facing.





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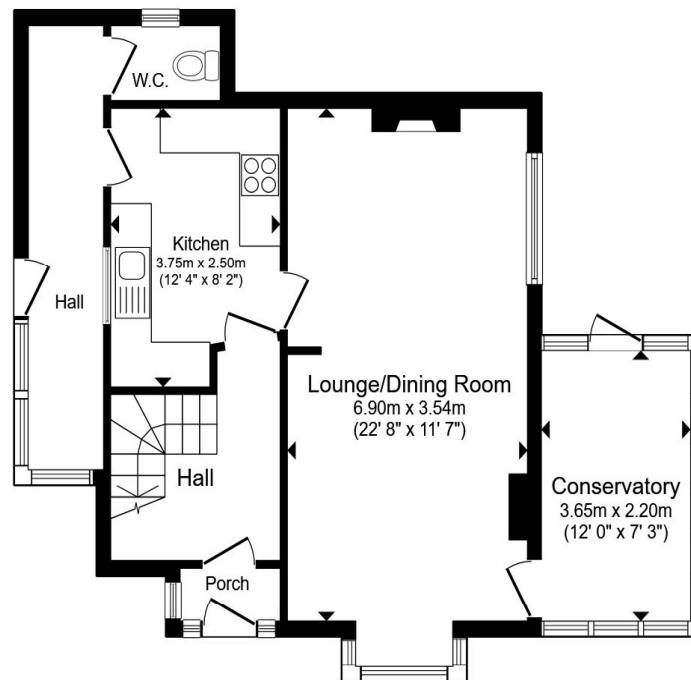
Ashley House London Road, Kessingland Lowestoft

- AUCTION SALE 15TH OCTOBER 2026
- By arrangement with our Joint Auctioneers
- Requires considerable refurbishment throughout
- Superb development opportunity (STPP)
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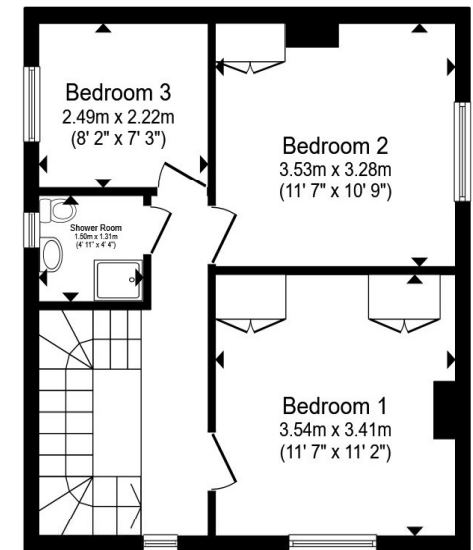
Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£140,000



Ground Floor



First Floor

Total floor area 102.5 m² (1,103 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LOW110086 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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