

*A three-bedroom semi-detached house located down a small lane in the popular coastal village of Walberswick.*

Guide Price  
£375,000 Freehold  
Ref: P6798/B

2 Church Lane  
Walberswick  
Southwold  
Suffolk  
IP18 6UZ



Entrance hall, sitting room, kitchen/breakfast room and ground floor bathroom.

Three first floor bedrooms.

Garden to front, side and rear.

Parking space

Contact Us



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## Location

2 Church Lane is located down a small lane, opposite the church, in the pretty coastal village of Walberswick. It is well known for its unspoilt sand and shingle beach, grassy dunes and surrounding heathland. It boasts tea rooms, public houses, a village shop and art gallery. A foot ferry operates during the summer months, taking walkers and holiday makers to the popular town of Southwold.

Southwold is home to a thriving high street, numerous pubs and restaurants, a harbour, beach and pier. The coastline either side of the town is amongst the most unspoilt in the country, while the surrounding countryside of the Suffolk Heritage Coast is designated an Area of Outstanding Natural Beauty and includes such attractions as Dunwich Forest, RSPB nature reserve at Minsmere, Henham Park and the Benacre and Covehithe Broads.

There are further local amenities in Halesworth (9 miles to the west) and Lowestoft (18 miles to the north), with all the facilities one would expect from a larger town. Both also offer access to branch line rail services running to the county town of Ipswich and beyond to London Liverpool Street.

## Description

2 Church Lane is a semi-detached former local authority house with redbrick elevations under a tiled roof. It was built in 1969 and has well laid out accommodation over two storeys. It comprises entrance hall, sitting room, kitchen/breakfast room, downstairs bathroom and three good-sized first floor bedrooms. The property benefits from double-glazing throughout and an external floor-mounted oil-fired boiler to rear. It is presented in fair condition, albeit a schedule of refurbishment may need to be carried out. The property has the space and scope for further development subject to obtaining the relevant consents.

## Outside

The property is approached from the lane via a parking space and path. The front garden is mainly laid to lawn with established shrubs and hedged boundaries. The garden continues to the side of the property, leading to the rear garden, which is enclosed by close boarded fencing. This area is mainly laid to lawn with concrete hardstanding abutting the rear of the property. There is a brick-built outhouse, which is useful for storage, and an external oil-fired boiler.

## Method Of Sale

2 Church Lane must be marketed for a minimum period of 14 days to allow Flagship Housing to demonstrate that they have achieved best value. Please note that the vendor requires completion no later than 31st March 2025.

The vendor requires offers to be accompanied by a Declaration of Interest Form, which is also available from the agent and needs to be completed by hand. Please see 'Notes' towards the end of these details for further information regarding the buying process.









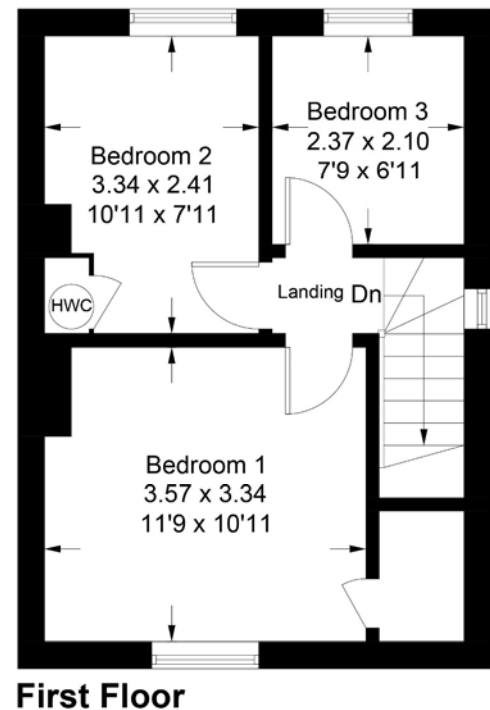
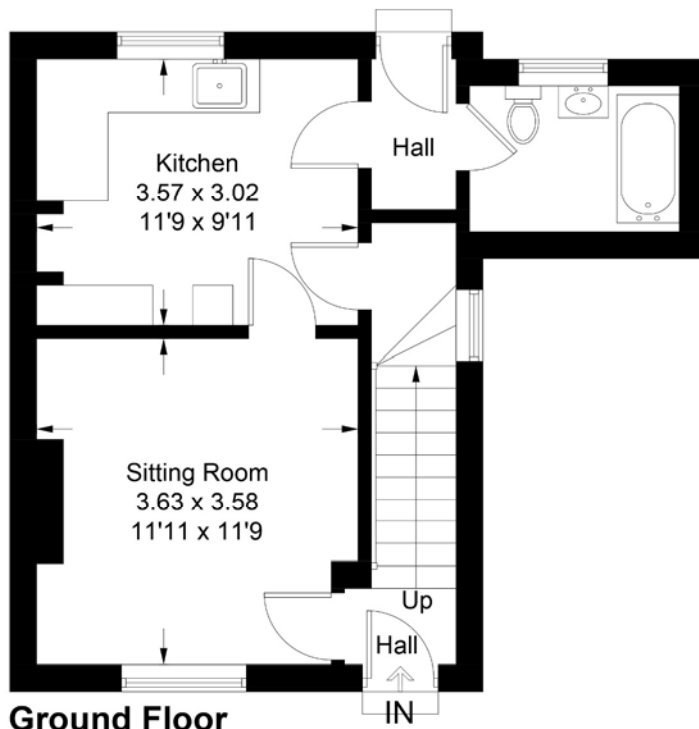






## 2 Church Lane, Walberswick

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Oil fired central heating.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (Copy available upon request)

*Council Tax* Band C; £ 1,854.73 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

## NOTES

- 1 These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
- 2 Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
- 3 The vendor, Flagship Housing, requires offers to be accompanied by a Declaration Of Interest form, which can be obtained from the agent. This needs to be printed and completed by hand, but can then be scanned/photographed and emailed to Clarke and Simpson.
- 4 The property will be marketed for a minimum period of 14 days before any offers will be considered or accepted by the vendor (this allows them to demonstrate that they have achieved best value).
- 5 In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
- 6 There is an engrossment fee of £120 payable by the purchaser upon completion.
- 7 There is a current annual grounds maintenance charge for the communal lane of £102 payable by the new owner and any subsequent owners of 2 Church Lane.
- 8 Flagship have informed the agent that their standard covenant will be included as follows (or similar): Not to construct any additional building or construction of any nature whatsoever on the property nor make any additions or alterations to any building on the property except with prior written consent of the Transferor (such consent not to be unreasonably withheld or delayed) and in conformity with the Town and Country Planning Legislation for the time being in force and in accordance with current building regulations.

*December 2024*





## Directions

In Blythburgh and take the right hand turning onto the B1387, signposted to Walberswick. At the junction with the B1125, turn left and then immediately right to remain on the B1387 and continue towards Walberswick and into the village. Upon reaching the church on the left hand side, take the left hand turn immediately before it. There is a single parking space on the left and a path leading to the house.

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