



Southwold, Suffolk

Guide Price £495,000

- Successful Holiday Let
- Close to the Beach
- Shower Room
- Rental guide price - £995pcm
- Period Charm
- Two Reception Rooms
- Attic Room
- Grade II Listed
- Kitchen
- EPC - Exempt

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East Green, Southwold

A delightful Grade II Listed red brick period cottage in sight of the sea.



Council Tax Band: D



DESCRIPTION

A delightful Grade II Listed red brick period cottage situated in the heart of Southwold overlooking East Green within a few paces of Southwold's sea front, beach and High Street. This beautifully presented cottage retains great charm and character offering an ideal bolthole in the heart of this historic coastal town. Currently utilised as a successful holiday let, having recently undergone an extensive refurbishment, the accommodation features a sitting room with brick fireplace, a separate dining room which leads to the galley kitchen fitted with shaker style units and polished stone worktops and with glazed stable door opening onto a shared passageway. The bathroom fitted with a stylish white suite completes the ground floor accommodation. On the first floor the property has two well proportioned double bedrooms with the master bedroom overlooking East Green and also allowing access to the roof void, accessed via an extending loft ladder, leading to an attic room with power points, lighting, eaves storage and a dormer window overlooking East Green.

LOCATION

East Green is situated in the heart of Southwold's Conservation Area a few paces from the lighthouse, sea front and beach of this renowned coastal town. Occupying a prominent position on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and promenade which is lined with colourful beach huts. To the south of the town lies the River Blyth and Southwold Harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.

SITTING ROOM

Polished timber floorboards, brick fireplace, sash windows overlooking East Green. Doorway to:

DINING ROOM

Brick floor and staircase rising to the first floor with storage cupboard below, sash window to rear, built-in cabinet.

KITCHEN

Fitted with a range of shaker style kitchen units comprising base units with polished stone worktops, upstands and butler sink unit. Integrated electric oven and hob with cooker hood over, tiled floor, window and half glazed door opening to the shared passageway.

BATHROOM

White suite comprising tiled shower cubicle with shower over, wall hung handbasin and WC. Floor and wall tiling and opaque window.

FIRST FLOOR LANDING

BEDROOM 1

Sash window overlooking East Green, ornamental cast iron fireplace with timber mantel and surround, built-in wardrobe. Extending loft ladder providing access to roof void, which is lined and has a dormer window overlooking East Green, power points, lighting and eaves storage cupboards.

BEDROOM 2

Two windows to rear, cupboard housing Worcester gas fired central heating boiler.

TENURE

Freehold.

OUTGOINGS

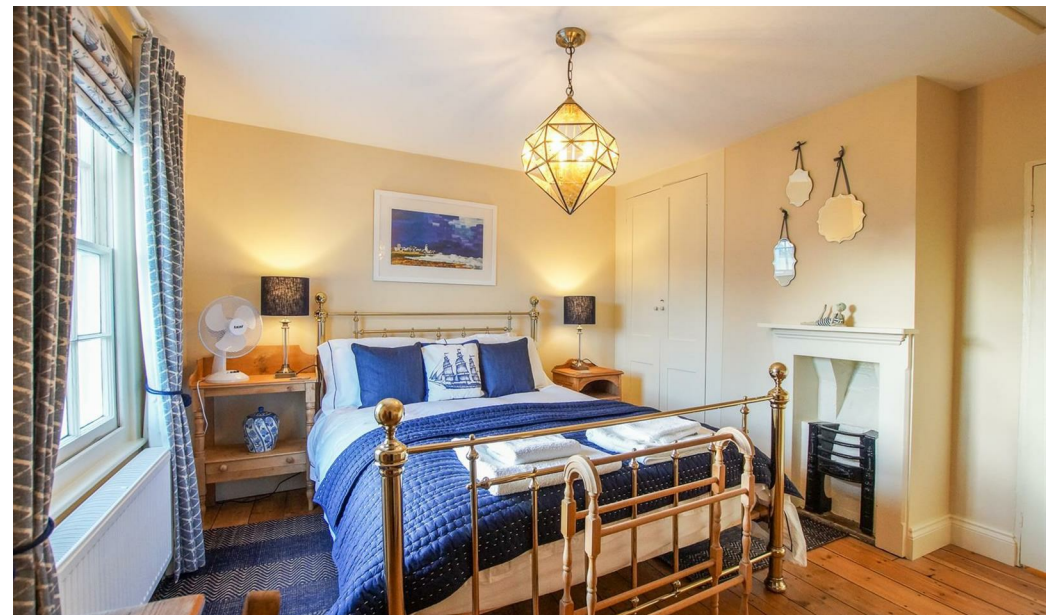
Council Tax Band, deleted. Further information can be obtained from East Suffolk Council.

VIEWING

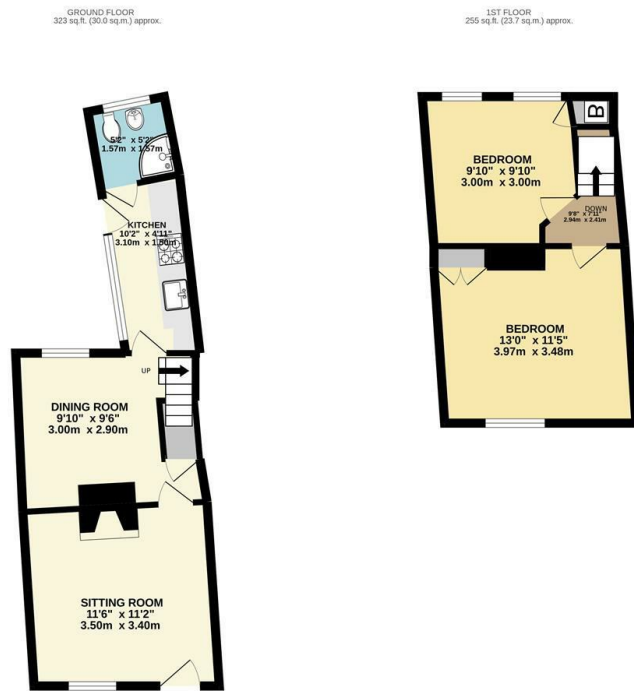
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20104/RDB

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.







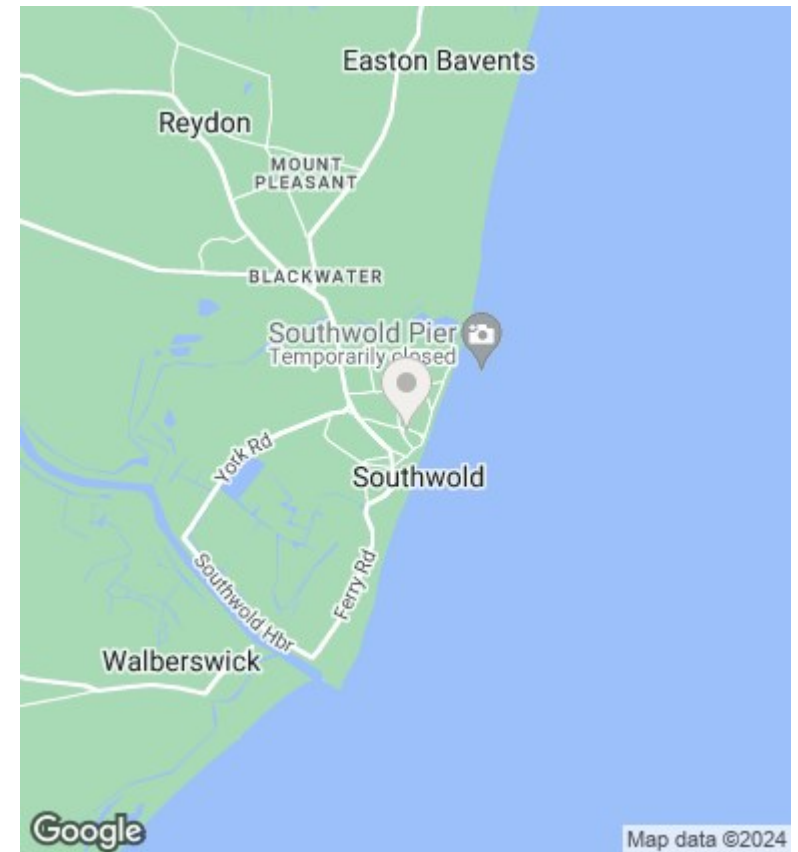
TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their quality or efficiency. Consult the agent.

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



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		
(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