



Southwold, Suffolk

Guide Price £585,000

- Two Bedrooms
- Detached
- Garden
- Single Storey Period Property
- Currently a successful Holiday Let
- Sought-after Location
- In sight of the Sea
- Beautifully Presented
- EPC - D

Hotson Road, Southwold

Broadside Cottage is situated toward the eastern end of Hotson Road in sight of the sea, a short stroll to the promenade, pier and beach of this most popular seaside town. Southwold is characterised by its variety of Regency and Victorian architecture, bordered by a large common, sandy beach with pier, a variety of greens and busy High Street with an excellent range of High Street and boutique shops. Southwold is situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, renowned for its birdwatching and numerous leisure pursuits.



Council Tax Band:



DESCRIPTION

A delightful, detached period single storey cottage of rendered elevation below pantile covered roof situated a few paces from the sea front, beach and Pier. Currently a successful holiday let Broadside Cottage is beautifully presented throughout. The accommodation with gas central heating features L-shaped entrance hall, sitting room with fireplace. Kitchen/dining room with integrated appliances and bi-fold doors opening to a raised deck and the garden. There are two well proportioned bedrooms, and a stylish bathroom completes the accommodation. Broadside Cottage is set well back from the road behind a lawn garden and picket fence. A pathway leads to the side entrance door and via a hand gate to a wide raised deck ideal for alfresco dining. Steps lead to the rear garden, laid to lawn with numerous shaped and well stocked borders. At the far end of the garden is a feature seating area and greenhouse/store.

ENTRANCE HALL

Panelled glazed entrance door. Access to roof space via extending loft ladder.

SITTING ROOM

Polished metal fireplace and mantle. Windows overlooking the front garden. Picture rail. Door to:

KITCHEN/DINING ROOM

Fitted with a range of base and wall cupboards, polished stone work surfaces with integrated sink unit. Fitted Siemens electric oven and gas hob with cooker hood over. Concealed fridge, freezer and dishwasher. The dining area has a part vaulted ceiling with high-level windows and bi-fold doors open on the deck.

BEDROOM

Windows overlooking the front garden.

BEDROOM

Windows over looking the rear garden.

BATHROOM

Floor and wall tiling, Suite comprising bath with overhead shower, wall hung basin an WC. Window to side

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently deleted.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING

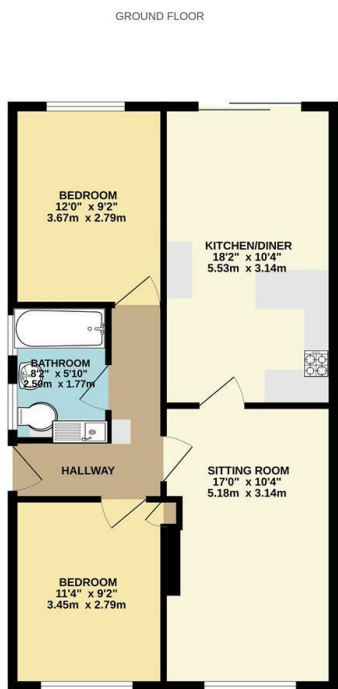
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20421/RDB.

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.







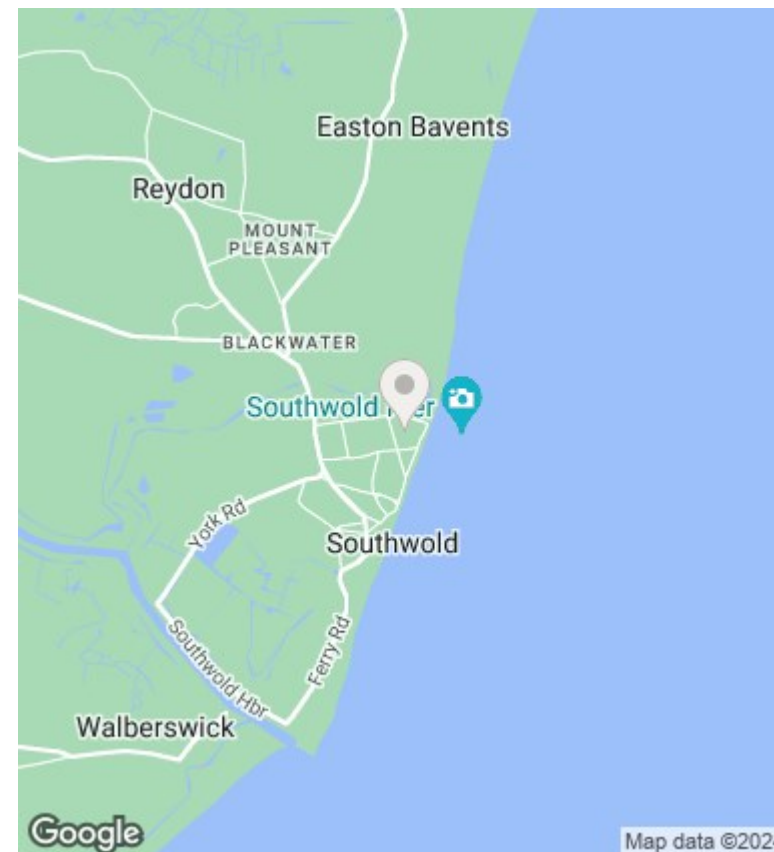
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of desks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency on the plan.
Made with Letmap 12/2024

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(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