



## Southwold, Suffolk

Guide Price £1,250,000

- Outstanding views
- Ground and first floor reception room
- Gardens
- A few paces from the beach
- ground and first floor bedrooms
- Gas central heating
- Period charm
- Parking & Garage
- EPC - Awaiting

# Ferry Road, Southwold

A unique opportunity to acquire a substantial period dwelling situated in this outstanding location with views over the dunes to the sea and due west across the town marshes to the harbour.

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: E



### **ENTRANCE HALL/SNUG**

Fireplace, staircase rising to the first floor.

### **DINING ROOM**

Window to front elevation

### **BEDROOM/RECEPTION ROOM**

Window to front elevation

### **KITCHEN/DINING ROOM**

Bespoke kitchen with cupboards & draws, wood worktops , electric oven and gas hob. Window to rear

### **UTILTIY ROOM**

### **STORE/WORKSHOP**

### **INNER HALLWAY**

### **BATHROOM**

Panel Bath, hand basin and W.C

### **SITTING ROOM**

With French doors opening to the garden and brick fireplace.

### **FIRST FLOOR**

### **LANDING**

### **BEDROOM**

Window to front

### **BEDROOM**

Window to front

### **SHOWER ROOM**

Shower, hand basin and W.C

### **BATHROOM**

Panel Bath and hand basin

### **BUTLERS PANTRY**

connecting to

### **LIVING ROOM**

Panoramic views over the marshes and with a viewing platform with view over the dunes to the sea

### **BEDROOM/RECEPTION ROOM**

With views over the marshes to the west and dunes to the east.

### **TENURE**

Freehold

### **OUTGOINGS**

Council Tax Band E

### **SERVICES**

Mains electricity, gas, water and drainage

### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253

### **FIXTURES AND FITTINGS**

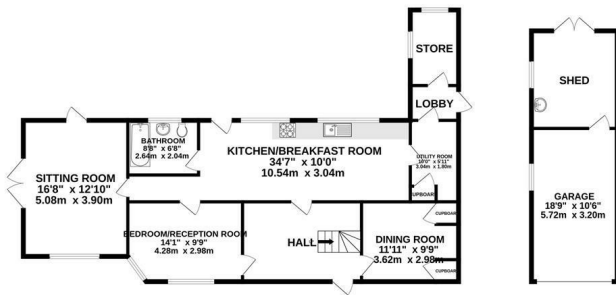
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.

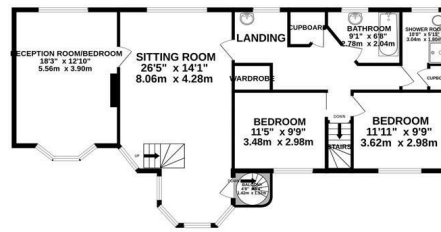




GROUND FLOOR  
1412 sq.ft. (131.2 sq.m.) approx.

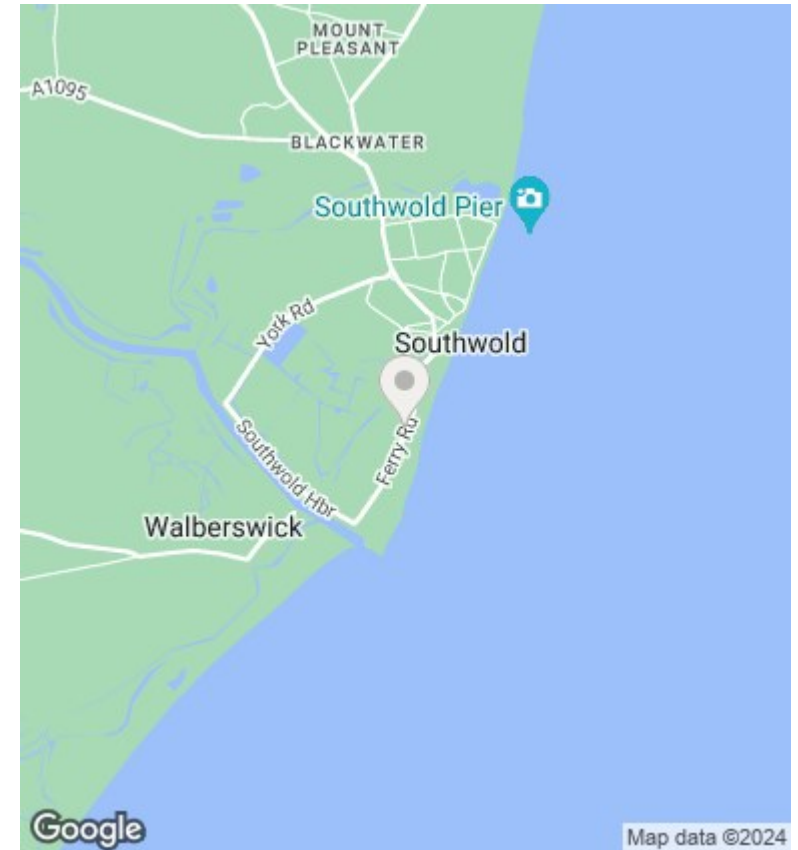


1ST FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA : 2481 sq.ft. (230.5 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.  
Made with Metropix ©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

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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](http://www.epcregister.com)