



Southwold, Suffolk

Guide Price £410,000

- Private Entrance
- South Facing Balcony
- Holiday Let
- Walking Distance from the Sea
- Gas Central Heating
- Sitting Room with Fireplace
- Kitchen / Diner
- Conservation Area
- EPC - D

5 East Street, Southwold

Excellent first floor apartment situated in East Street, just off of Southwold's market place within sight of the seafront and sandy beach. Southwold is an extremely popular seaside town situated on the Suffolk Heritage Coast, a designated area of Outstanding Natural Beauty. Southwold is characterised by its variety of Regency and Victorian architecture bordered by a large common. Southwold's long sandy beach with pier, numerous greens and a working harbour with a number of wet fish shops all situated at the mouth of the river Blyth. Southwold has an excellent range of High Street and boutique shops as well as a large selection of leisure amenities including golf and sailing clubs. The surrounding area is renowned for its coastline and countryside, with excellent leisure pursuits which include the RSPB Reserve at Minsmere.



Council Tax Band:



DESCRIPTION

An attractive first floor apartment with private entrance and standing in this ideal location within a few paces from the marketplace and sea front. The private entrance is just off East Street with lobby and stairs rising to the first floor landing. A stylish kitchen has a good range of storage and integrated appliances. Newly fitted crittal stye doors open onto a south facing balcony large enough for alfresco dining. The bright sitting room has an oriel window seat over looking the street. The well proportioned bedroom has an oriel bay window looking along East Street past the famous Nelson public house to the sea. The bathroom is well appointed with double end bath and shower. The property is currently a successful holiday let and is equally suited to a cosy bolt hole in perfect position to explore all that Southwold has to offer.

ACCOMMODATION

ENTRANCE LOBBY

Cloaks hanging space. Staircase rises to:

LANDING

Utility cupboard with gas central heating boiler and plumbing for washing machine.

KITCHEN/DINING ROOM

Fitted with base units and wide wood block work surfaces. Integrated electric oven and gas hob. Concealed fridge and dishwasher. Sealed fireplace with mantle converted to storage cupboard. Casement doors open to the SOUTH FACING BALCONY with screening trellis.

SITTING ROOM

Brick fireplace and oriel bay window looking west along East Street.

BEDROOM

Oriel bay window looking along East Street to the sea.

BATHROOM

White suite comprising of double end bath with shower, hand basin with storage below and W.C.

TENURE

Leasehold. 107 years remaining

OUTGOINGS

Council Tax Band currently deleted, as a holiday let currently in receipt of small business rate relief.
Ground rent currently £50 pa. Building Insurance currently £150 pa.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20495/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.





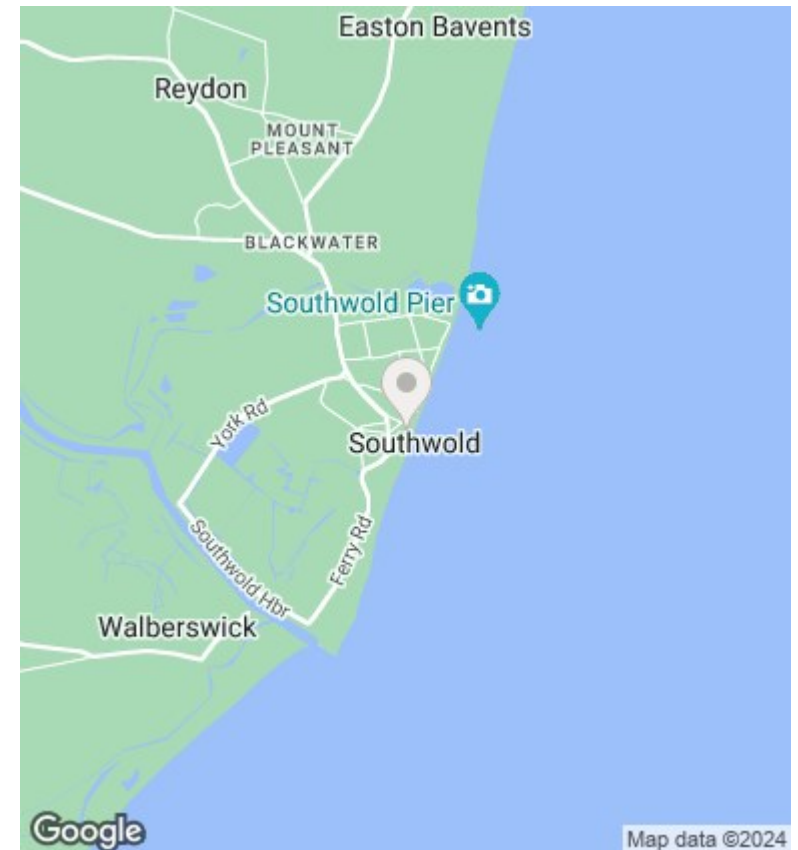
AWAITING FLOOR PLAN


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		55	
(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