



Southwold, Suffolk

Guide Price £875,000

- Current Holiday Let
- Two Reception Rooms with Wood Burners
- Three Ensuites
- Character and Charm
- Stylish Kitchen / Breakfast room
- Central Location
- Courtyard Garden with Summer House
- Three Double Bedrooms
- EPC - D

High Street, Southwold

An elegant and spacious end of terrace situated in heart of the Conservation Area, a short stroll from the sea front and beach. Just around the corner is the wide expanse of the Common. The renowned coastal town of Southwold is situated on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. The town has an excellent range of shops and is well known for its pier, sandy beach, working harbour, commons and greens.



Council Tax Band:



DESCRIPTION

An elegant and spacious end of terrace ideally located on the High Street, a few paces from the common of this famous seaside town, the jewel of the Suffolk Heritage Coast. The accommodation is equipped with gas central heating boasting great charm and character whilst having all the benefits of stylish modern family home.

ACCOMMODATION

STORM PORCH

Entrance door to:

ENTRANCE HALL

Staircase to first floor with storage cupboard below

SITTING ROOM

A well proportioned room with imposing marble fireplace and wood burner. Fitted cabinets and shelves to either side. Bay sash window with shutters over looking the High Street.

DINING ROOM

Fireplace with carved timber mantle and surround and wood burner. Sash bay window to side elevation.

CLOAKROOM

Hand basin and W.C

KITCHEN/BREAKFAST ROOM

Stylish range of fitted base and wall cupboard with quartz work surfaces and integrated sink unit. Fitted electric hob, two ovens and concealed fridge. The breakfast area has a vaulted ceiling with roof lights and French doors opening to the garden.

FIRST FLOOR

GALLERIED LANDING

BEDROOM

A well proportioned room with shuttered wide sash bay window over looking the High Street and ornamental cast iron fireplace. Free standing Roll top and claw foot bath.

ENSUITE

White suite comprising walk in shower, wall hung hand basin and W.C Window to front elevation.

BEDROOM

Shuttered sash bay window to side elevation

ENSUITE

White suite comprising shower, hand basin and W.C

BEDROOM

Double glazed sash windows to side and rear. Wardrobes with carved wooden doors

ENSUITE

White suite comprising shower, hand basin and W.C

TENURE

Freehold

OUTGOINGS

Council Tax Band currently deleted

SERVICE

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: 20501/RDB.

FIXTURES & FITTINGS

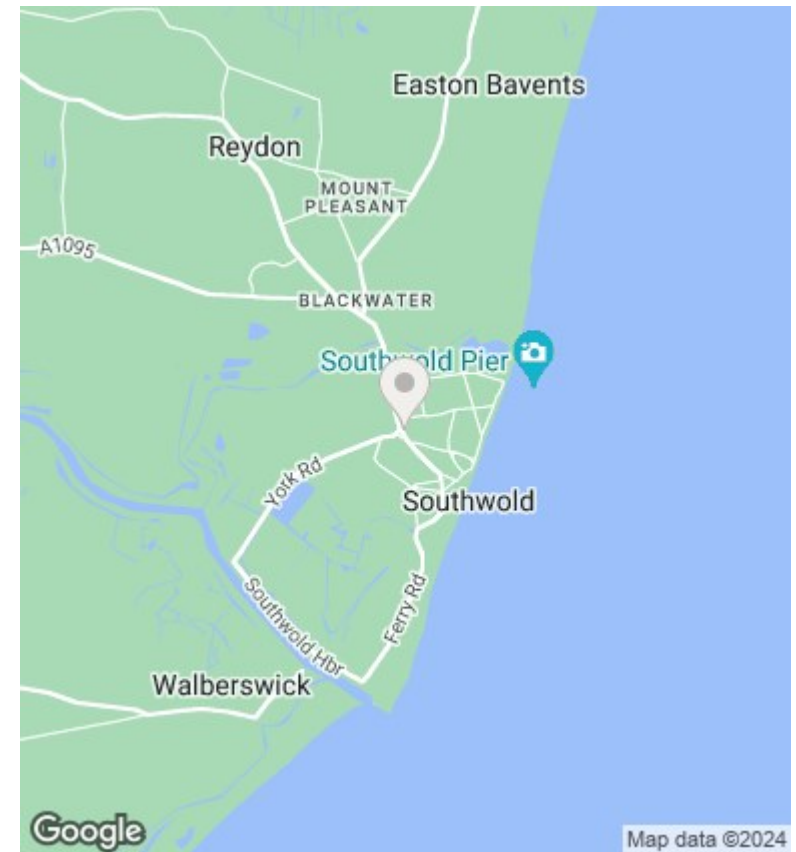
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TOTAL FLOOR AREA: 142.8 sq.m. approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 accuracy or efficiency can be given.
 Made with floorplan 12021



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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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