



Southwold, Suffolk

Guide Price £625,000

- Sea Views
- Gas Central Heating
- Close High Street
- Yards from the Beach
- Courtyard Garden
- Successful Holiday Let
- Period Charm
- Conservation Area
- EPC - E

Trinity Street, Southwold

A charming red brick cottage in sight of the sea. Perfectly situated a few paces from the beach and marketplace in the heart of the Conservation Area. Just around the corner is the famous Lord Nelson Pub. 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

A charming period cottage within sight of the sea. Set back from the street behind a low brick wall and wrought iron railings this Grade II Listed cottage dating from around 1820. With Flemish bond elevations with pantile covered roofs, this delightful cottage stands in the ideal location for all that Southwold has to offer being a few paces from the beach and marketplace of this renowned and historic coastal town.

The property is currently utilised as a successful holiday let and all contents are available to purchase to allow a seamless change over to a new owner. The property currently vacant possession from the beginning of December, and holiday bookings have not been taken for 2025.

ACCOMMODATION

ENTRANCE LOBBY

Staircase rising to first floor.

SITTING ROOM

Brick fireplace with electric 'stove' panel glazed sash window overlooking Trinity Street.

DINING ROOM

Brick fireplace with electric 'stove' panel glazed sash window overlooking Trinity Street. Under stair store cupboard.

KITCHEN

Bespoke kitchen with ample storage cupboards and draws. Corian work surfaces with moulded sink unit. Fitted electric oven and hob with cooker hood over. Integrated dishwasher. Sash window to rear.

LOBBY

Entrance door to rear courtyard. Store cupboard.

BATHROOM

Cupboard housing washing machine. Suite comprising panel bath, shower, hand basin and W.C.

FIRST FLOOR

LANDING

BEDROOM

Shuttered sash window with a view over East Green to the Sea. Exposed arched brick work of the chimney breast. Built in storage.

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Shuttered sash window with a view over East Green to the Sea. Exposed arched brick work of the chimney breast. Built in storage.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently deleted

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: 20530/RDB.

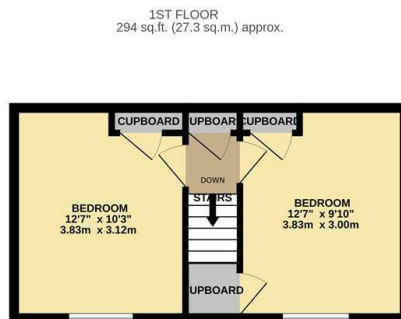
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are

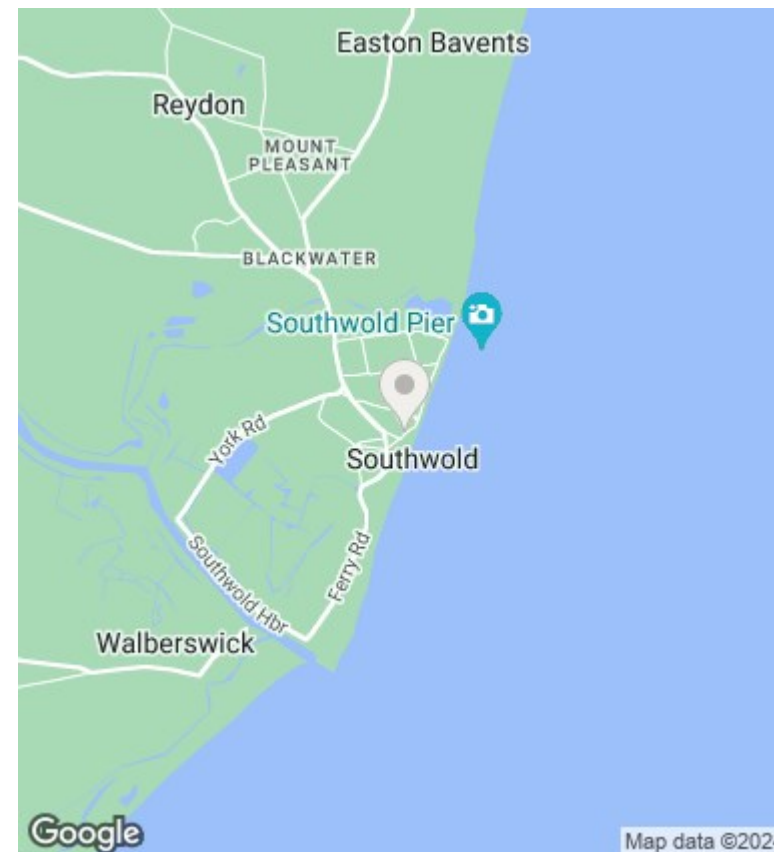
specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer 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: 734 sq.ft. (68.2 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.
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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		77
(69-80)	C		
(55-68)	D	54	
(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