



Southwold, Suffolk

Offers Over £650,000

- Available as a Turn Key Purchase
- High Specification
- Multi Fuel Stove
- No Onward Chain
- Consent for a Roof Terrace
- Grade II Listed
- High Street Views
- Fitted Kitchen with Appliances
- EPC - D

High Street, Southwold

A spacious first floor apartment of exceptional quality in the heart of Southwold. Southwold is an extremely popular seaside town situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Southwold has an excellent range of High Street and boutique shops, as well as a wide range of leisure amenities. Southwold is characterised by its variety of Regency and Victorian architecture. Bordered by a large common and a variety of greens are scattered throughout the town.



Council Tax Band: B



DESCRIPTION

A wonderful first and second floor apartment in the heart of Southwold. Having been designed and created by the current owners, the versatile and beautifully presented accommodation is available to buy as a 'turn key' property, allowing the prospective buyer to enjoy the property without the fuss of furnishing. Completed to a high specification with high quality kitchen and bathroom fittings, the accommodation retains great charm and character with original features such as the multi coloured stained glass windows in the hallways and kitchen. Sash windows afford great views along Southwold's eclectic and busy High Street. To further enhance the experience, planning consent DC/21/2907/LBC has been granted to create a roof terrace large enough for alfresco dining with a fine roof top views of Southwold. The accommodation with partial double glazing and gas fired under floor central heating throughout the first floor comprises.

ACCOMMODATION

ENTRANCE HALL

Entrance door. Tiled floor and staircase to:

FIRST FLOOR

LANDING/HALLWAY

Staircase rising to the second floor. Full height multi coloured stained glass window.

DINING ROOM

Part vaulted ceiling with roof light.

KITCHEN

Range of Shaker style fitted storage units with work surfaces,

integrated sink units and tiled surrounds. Fitted induction hob with cooker hood over and fan oven. Concealed fridge/freezer, dishwasher and washing machine. Multi coloured stained glass window.

SITTING ROOM

Two sash windows overlooking the High Street. Multi fuel stove standing in one corner.

BEDROOM

Sash window overlooking the High Street.

BEDROOM

Double glazed windows to the side elevation.

BATHROOM

An elegant suite with roll top bath, pedestal hand basin, WC and tiled walls. Double glazed window to the side elevation.

SECOND FLOOR

BEDROOM

Fitted wardrobes. Two double glazed windows to the front elevation. Purpose built colour glazed window to the rear.

ENSUITE

White suite comprising shower cubicle, hand basin. Wall tiling and medicine cabinet.

TENURE

Leasehold. Runs to 1st January 2197. Ground rent currently £100.00 per annum. Consent required for business use and occupation of pets.

OUTGOINGS

Council Tax Band currently B.

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: 20547/RDB.

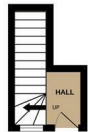
FIXTURES & FITTINGS

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GROUND FLOOR
177sq.m approx.



1ST FLOOR
177sq.m approx.

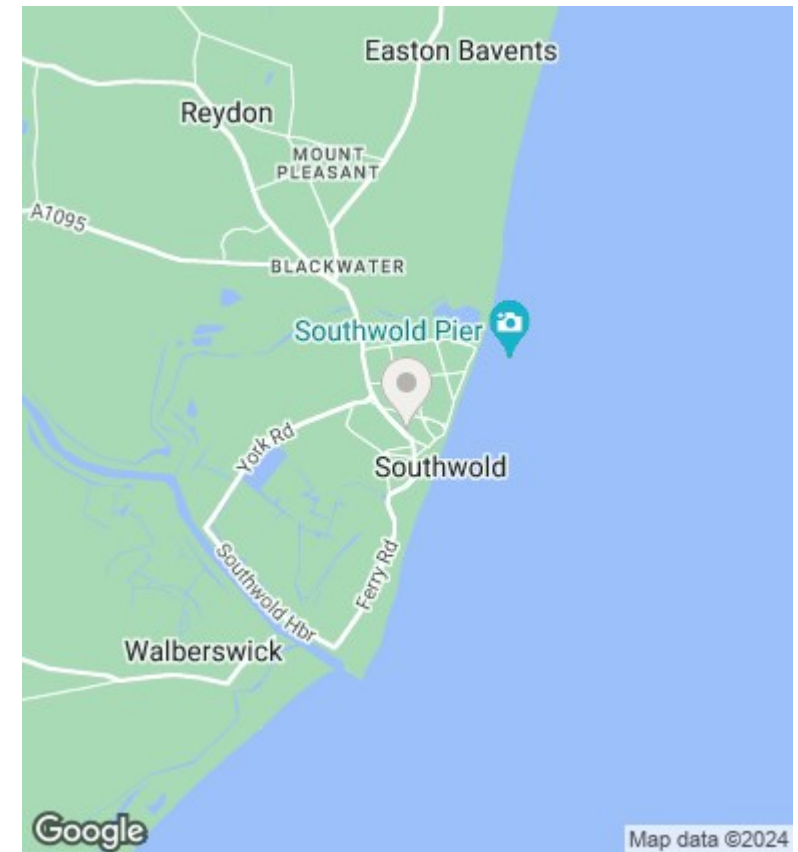


2ND FLOOR
177sq.m approx.



TOTAL FLOOR AREA: 109.1 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

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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		
(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