



## Southwold, Suffolk

Guide Price £750,000

- In sight of the sea
- Courtyard garden
- Ground & first floor bathrooms
- EPC - D
- Current holiday let
- Double reception room
- Three Bedrooms
- Conservation Area
- Kitchen/dining/living room
- Glimpse the sea

# Stradbroke Road, Southwold

A bay fronted Victorian town house a short stroll from the sea front. 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:



## DESCRIPTION

An elegant and well appointed bay fronted Victorian town house located within the Conservation Area of this extremely popular and convenient location, just a short stroll from the seafront and town centre. The well presented accommodation with double glazing and gas central heating retains the charm and character of the original building having impressive fireplace in the double reception room, picture rails, panel doors and staircase. A storm porch with colour glazed entrance door leads to the entrance hall an elegant staircase rises to the galleried landing. A spacious double reception room has a fireplace and bay window overlooking Stradbroke Road. The large kitchen/dining room has been extended creating an additional seating/dining area with casement doors opening to a courtyard garden with pedestrian access to the rear. The galleried landing leads to the three bedrooms, the principal bedroom being of a particularly generous proportion with glimpse of the sea from the bay window.

## ACCOMMODATION

### RECESSED STORM PORCH

Colour glazed lighthouse design entrance door opening to:

### RECEPTION HALL

Staircase rising to first floor with storage area and cupboard below.

### SITTING ROOM/DINING ROOM

Fireplace with polished stone mantel and surround. Double glazed bay window overlooking Stradbroke Road, window to rear. Colour glazed serving hatch.

### KITCHEN/BREAKFAST ROOM

Matching range of base and wall cupboards, work tops and sink

unit. Single drainer stainless steel sink unit. Tiled surrounds. Fitted electric oven and gas hob with cooker hood over. Gas central heating boiler. Deep windows and casement doors open to the rear courtyard.

## BATHROOM

White suite comprising tongue & groove panel bath, mixer tap and shower attachment. Hand basin and WC. Wall tiling

## FIRST FLOOR GALLERIED LANDING

### BEDROOM

Bay window with angled glimpses of the sea.

### BEDROOM TWO

Window to rear.

### BEDROOM THREE

Window to rear.

## SHOWER ROOM

White suite comprising walk-in shower, hand basin and WC, wall tiling.

## 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](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 20554/RDB.

### **FIXTURES & FITTINGS**

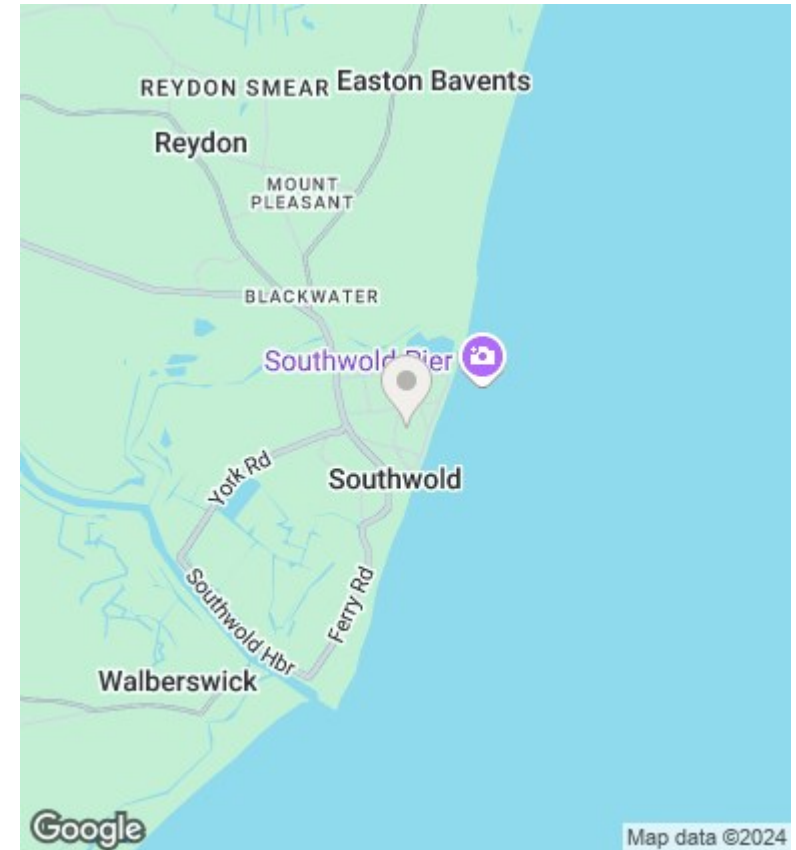
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TOTAL FLOOR AREA: 119.5 sq.m. approx.  
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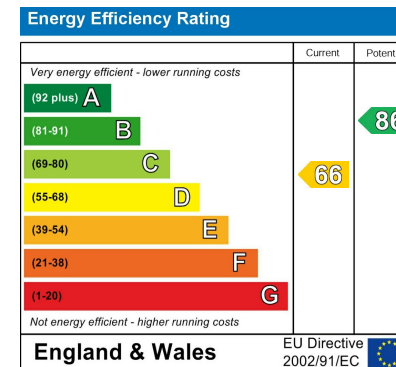


### Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)