



## Southwold, Suffolk

Guide Price £450,000

- No Onward Chain
- Sea View
- Two Double Bedrooms
- High Ceilings
- Close High Street
- Light and Airy
- Large Windows
- Electric Radiator Heating
- EPC - Awaiting

# Stradbroke Road, Southwold

A charming two bedroom apartment with view along Chester Road to the sea in the Conservation Area of this picturesque town a few paces from the beach and a short stroll from the market place and bustling High Street. 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

Welcome to this charming apartment located on Stradbroke Road in the picturesque town of Southwold. As you step into this lovely property, you are greeted by a spacious reception room with high ceilings that create an airy and inviting atmosphere.

This apartment boasts two cosy bedrooms, perfect for a small family or as a holiday retreat by the sea. The well-presented interior is filled with natural light, enhancing the warmth and comfort of the space.

One of the highlights of this property is the great sea view along Chester Road that can be enjoyed from the comfort of the living room and second floor bedroom. Imagine waking up to the sound of the waves and the sight of the sea stretching out before you. Whether you are looking for a permanent residence or a holiday home, this apartment offers a peaceful retreat in a sought-after location. Don't miss the opportunity to make this delightful property your own and experience the beauty of Southwold living.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Half landing with storage and window overlooking the shared courtyard.

### FIRST FLOOR

#### HALLWAY

Cloaks hanging space.

#### LIVING ROOM

A light and airy room dominated by a high ceiling and large bay

window with a view along Chester Road to the sea. Fitted kitchen units, work tops, tiled surrounds and fitted electric oven and hob. Staircase rising to the second floor with fitted shelves and cabinets below.

#### BEDROOM

Window to rear, wardrobe, sealed fireplace with mantle and surround.

#### BATHROOM

Fitted with panel bath with shower over, hand basin and W.C. Tiled surrounds, heated towel rail.

## SECOND FLOOR

Landing.

#### BEDROOM

Situated within the eaves with tongue & groove walls and ceilings. Fine view along Chester Road to the sea. Eaves access Hand basin and EN-SUITE WC.

#### TENURE

Share of freehold.

#### OUTGOINGS

Council Tax Band currently B. Details can be obtained from the East Suffolk Council.

#### 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: 20558/RDB

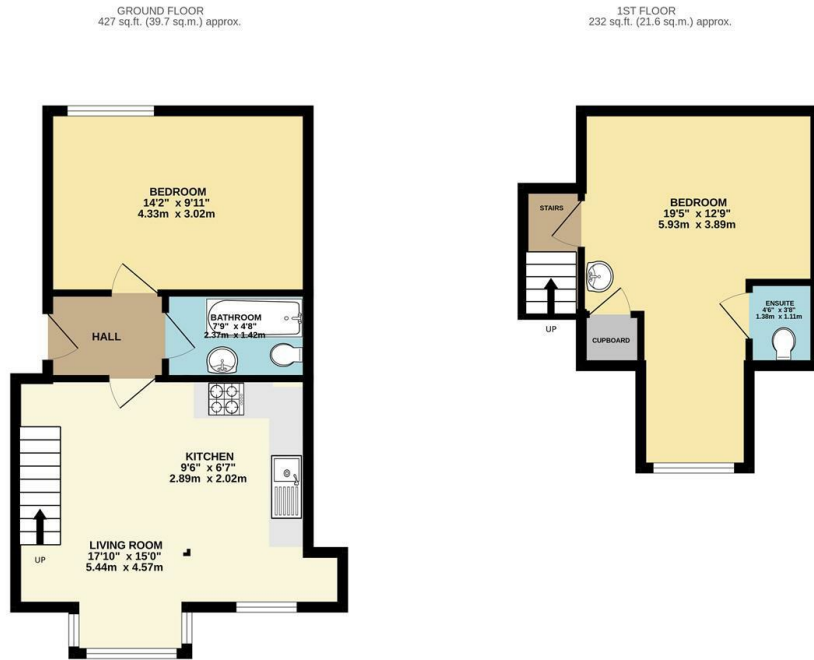
#### FIXTURES & FITTINGS

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.

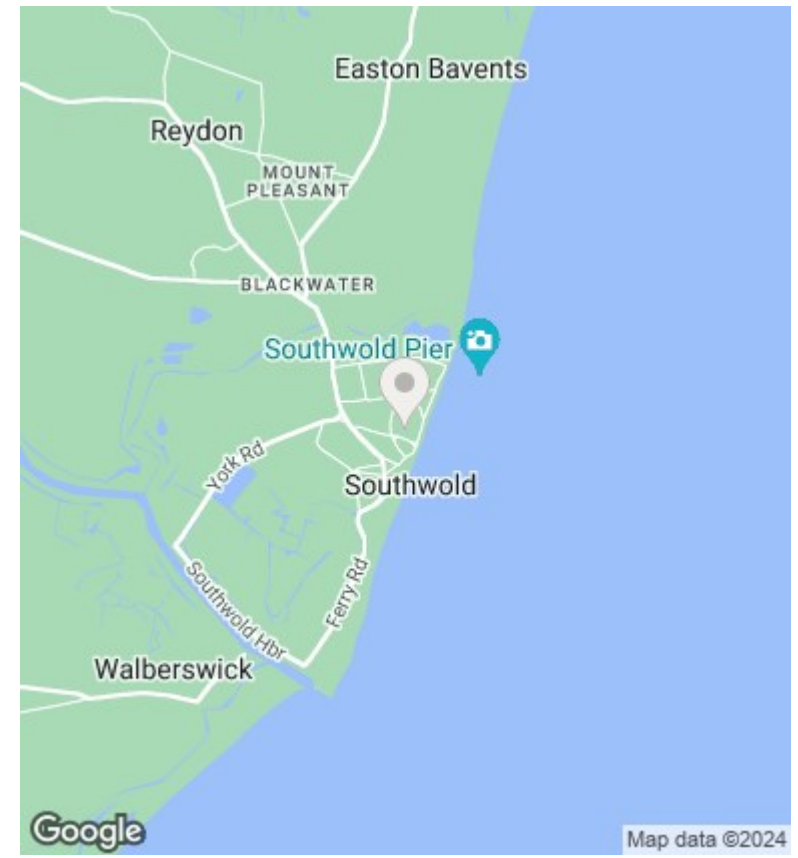








TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
 Made with Metropex ©2024



### 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		75
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](http://www.epcregister.com)