



Southwold, Suffolk

Guide Price £695,000

- Four Bedrooms
- Two Minute Walk to the Pier & Beach
- Ground Floor Bedroom & Ensuite
- EPC - D
- No Onward Chain
- Off Road Parking
- Private Garden
- Conservation Area
- Open Plan Living
- Successful Holiday Let

Pier Avenue, Southwold

A spacious modern detached family home a few paces from Southwold sea front. This extremely popular seaside town is situated on the Suffolk Heritage Coast, and is 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, is bordered by a large common and there are variety of greens are scattered throughout the town.



Council Tax Band:



DESCRIPTION

Situated on the corner of Pier Avenue, Beech House is a well planned and spacious detached family home. The property boasts predominantly large windows and open plan accommodation, creating a welcoming and comfortable family home equally suited as a permanent or second home. Set well back from the road behind high beech hedges, the garden wraps around front to rear, with a wide paved and secluded seating area tucked away from the coastal breeze which is perfect for alfresco dining. Located above, a 'sky bridge' links the property via a large south facing first floor balcony, to a gated access onto Marlborough Road. The front of the property can be accessed via a shared private road leading to a driveway providing off road parking. Equipped with double glazing and gas central heating, the accommodation comprises:

ACCOMMODATION

ENTRANCE LOBBY

Tiled floor, panel glazed entrance door to:

HALLWAY

Wood block floor. Staircase to first floor. Storage cupboard.

SITTING ROOM

Wood block floor. Window overlooking the front garden and high level windows to the side. Fitted electric fire.

KITCHEN / DINING ROOM

An L-shaped kitchen/dining room with windows on three elevations overlooking the garden. French doors open to the garden and a glazed door opens to the side elevation. The kitchen is fitted with a stylish range of base and wall cupboards, with a curved composite work surface with sections of wood block incorporating a breakfast bar. To complete the kitchen is a single drainer stainless steel sink unit with mixer tap, gas hob with glass splash back and cooker hood,

fitted electric oven and fridge freezer, as well as plumbing for a dishwasher.

UTILITY ROOM

Built in storage, work surface, single drainer stainless steel sink unit and plumbing for washing machine. Window and side entrance door.

BEDROOM

Windows to front and side elevations. Built in wardrobe.

SHOWER ROOM

Opaque window. Heated towel rail. Suite comprising shower cubicle, hand basin and wall hung WC

FIRST FLOOR

LANDING

Wood flooring. Door to the south facing terrace. Picture window over looking the garden.

BEDROOM

Windows to front and side elevations and full width range of wardrobes.

BEDROOM

Vaulted ceiling. Window to side and French doors to BALCONY. Built in wardrobe.

BEDROOM

Windows to front and side.

BATHROOM

White suite comprising panelled bath with shower, Hand basin and WC with storage. Wall tiling and heated towel rail. Opaque window.

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: 20563/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.



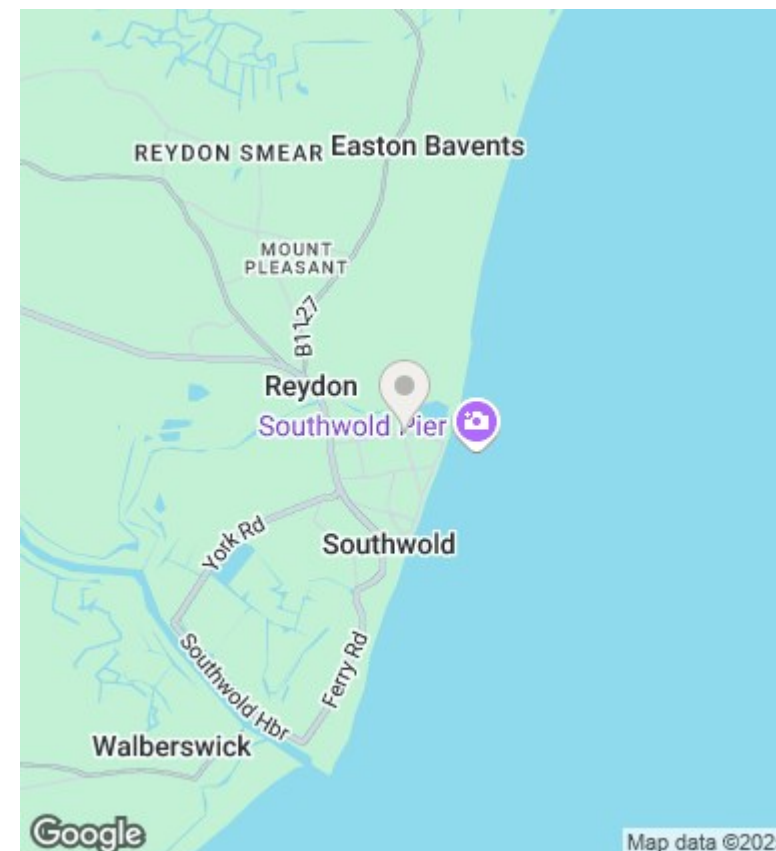




TOTAL FLOOR AREA: 1385 sq.ft. (128.7 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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