



Southwold, Suffolk

Guide Price £125,000

- Panoramic Sea Views
- Close to Pier
- Close Beach Steps

Southwold

Southwold occupies a prominent position on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens bordered by a large common and the River Blyth, at the mouth of which lies Southwold Harbour. Leisure facilities include golf and sailing clubs and the picturesque countryside and coastline includes the RSPB Reserve at Minsmere.



Council Tax Band:



DESCRIPTION

Auntie Bong Bong's, Beach Hut No. 87, is a timber and lap boarded beach hut below a twin pitched roof. A veranda overlooks the promenade, beach and sea. Glazed double folding doors open to the hut. Situated south of the famous Southwold pier with its restaurant, shops and facilities the hut is just a few paces from the steps leading to the town. Beach huts are moved from the promenade to the car park during the winter months to protect them from the elements.

TENURE

Leasehold. The property is subject to a 30 year lease, dated. The lease may contain an option to review near the expiry date. Rents are reviewed yearly on 1st April and based upon RBI. Further information can be gained from the Southwold Beach Hut Owners Association, membership of which brings with it a number of benefits. Rents are subject to VAT. 2024 rent to be advised.

A prospective purchaser will be required to obtain a Licence to Assign from Waveney District Council via the NPS Group at High Street, Lowestoft, for which a fee is charged. Contact telephone number for further information.

Prospective purchasers will also be required to provide appropriate insurance for the hut.

OUTGOINGS

The current ground rent to be advised.

The current annual buildings insurance charge to be confirmed.

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: 20579/RDB.

FIXTURES & FITTINGS

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

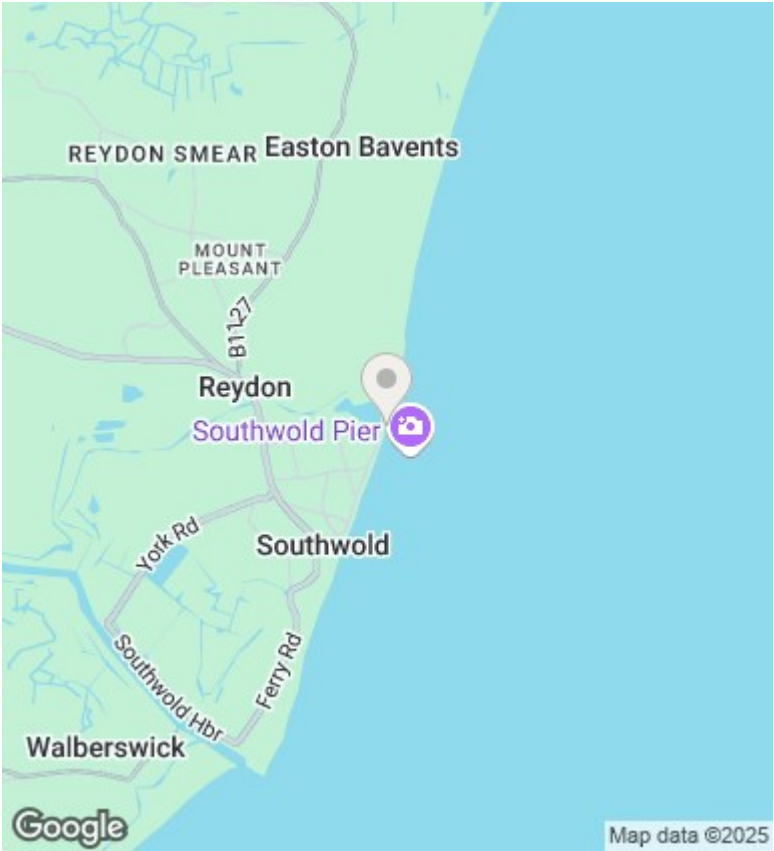
specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer 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.

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.

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.



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		
(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

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.

Viewings

Viewings by arrangement only. Call 01502 722253 to make an appointment.