



## Southwold,

Guide Price £595,000

- No Onward Chain
- Fireplace with Wood Burner
- Gas Central Heating
- Beautifully presented throughout
- Two Courtyards
- Excellent Kitchen Opening to the rear
- Large Double Aspect Sitting / Dining Room
- Double Glazed
- EPC - C

# Victoria Street, Southwold

A beautifully presented cottage situated in the perfect location of Southwold, located at the south eastern end of Victoria Street in the heart of the Conservation Area, just a short 100 yard stroll from the sea front and beach. Just around the corner is the famous Lord Nelson Pub. The renowned coastal town of Southwold is situated on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. The town has an excellent range of shops and is well known for its pier, sandy beach, working harbour, commons and greens.



Council Tax Band: D



## DESCRIPTION

A delightful period terrace cottage situated in the heart of Southwold, a few paces from the sea front, beach and High Street. This beautifully renovated cottage retains great charm and character, offering an ideal bolthole in the heart of this historic coastal town. The accommodation with gas central heating features a large double aspect sitting/dining room with an elegant fireplace and wood burning stove, with hand built cabinets to either side. Casement doors open to the first of two courtyards. A stylish fitted kitchen is comprehensively fitted with excellent storage and integrated appliances. Casement doors open to an attractive courtyard garden, walled and paved with lighting and a view of the lighthouse. To the first floor, the landing leads to the two bedrooms, the principal bedroom having built in wardrobes. A stylish shower room completes the accommodation.

## ACCOMMODATION

### SITTING/DINING ROOM

Fireplace with wood burning stove. Hand built cabinets and adjustable shelves to either side. Deep sash window with shutters facing Victoria Street. Casement doors open to the side courtyard. A staircase rises to the first floor landing.

### KITCHEN

Fitted with a Shaker style range of base and wall cupboards, work surfaces with tiled splash back. Fitted appliances include electric double oven and induction hob with cooker hood over; concealed dishwasher and fridge freezer; further large store cupboard with washing machine, tumble dryer and water softener. Tiled floor. Windows to side and casement doors opening to the rear courtyard garden with two roof lights above.

## FIRST FLOOR

## LANDING

Window to side elevation. Built in storage cupboard.

## PRINCIPAL BEDROOM

Built in wardrobes and shelved cupboards. Access to roof void via extending loft ladder. Sash windows with shutters overlooking Victoria Street.

## BEDROOM TWO

Concealed store cupboard. Window to rear elevation.

## SHOWER ROOM

Large walk in shower with overhead and hand held showers. Hand basin with store cupboard below and mirror front cabinet. W.C. Floor and wall tiling. Opaque window.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D.

## 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: /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

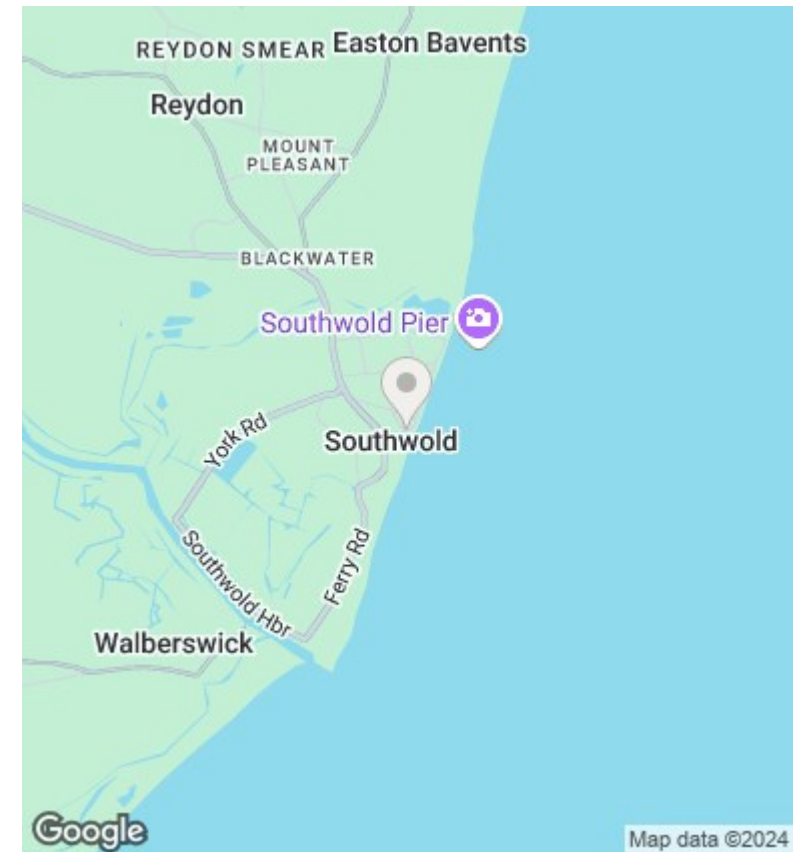
assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or 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: 775 sq.ft. (72.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan (including area, measurements of doors, windows, rooms and any other items), an approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 is given in respect of their operation or efficiency class to be given. Made with helpocad.com



### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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)