



## Southwold,

Guide Price £550,000

- Two Double Bedrooms
- Cloak and Utility Rooms
- Electric Heating
- Quiet Cul de Sac Just Yards from the Beach
- Open Plan Living Room and Kitchen
- Double Glazing
- Parking and Garage
- South Facing Courtyard Garden
- EPC - D



# Trinity Close, Southwold

A modern semi-detached house with OFF ROAD PARKING & GARAGE, situated within a peaceful cul de sac just a two minute walk from the sea front and market place. Trinity Close is situated in the heart of Southwold's Conservation Area, a few paces from the lighthouse, sea front and beach of this renowned coastal town. Occupying 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 and bordered by a large common. Southwold has a sandy beach with a pier, and the promenade is lined with colourful beach huts. To the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.



Council Tax Band: E



## DESCRIPTION

A modern semi-detached house with a SOUTH FACING COURTYARD GARDEN, PARKING and GARAGE ( 5.1 m X 2.5m). The property is situated in a private close off Trinity Street, just a two minute walk from the marketplace, sea front and famous Lord Nelson pub. The perfect location for exploring Southwold and an area where off road parking is a premium. The accommodation features new electric heating, double glazing, utility room extension and kitchen with integrated appliances. To the first floor are the two generously proportioned bedrooms, with the principal bedroom having a south facing balcony with a view over Southwold roof tops. The south facing courtyard stands between the garage and the house. The garage has planning consent DC/23/0101/FUL to convert to an office/studio with its own W.C, shower, and external store.

## ACCOMMODATION

### STORM PORCH

Entrance door to:

### HALLWAY

Staircase to first floor with cupboard below.

### CLOAKROOM

White suite comprising corner hand basin and W.C.

### LIVING ROOM

A double aspect room overlooking the courtyard gardens to front and rear.

### KITCHEN

Stylish kitchen with base and wall cupboards; sile stone work

surfaces with island and integrated appliances; induction hob with cooker hood over; double oven; microwave; dishwasher and large larder style fridge and freezer.

### UTILITY ROOM

Work surface with plumbing for washing machine and space for tumble dryer. Door to rear courtyard.

## FIRST FLOOR

### LANDING

### BEDROOM

Window to front elevation. Wardrobes and BALCONY, south facing with roof top view of Southwold.

### BEDROOM

Window to rear elevation.

### BATHROOM

White suite comprising panel bath with electric shower over, hand basin and W.C. Window to rear elevation.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently E.

### SERVICES

Mains 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: 20673/RDB.

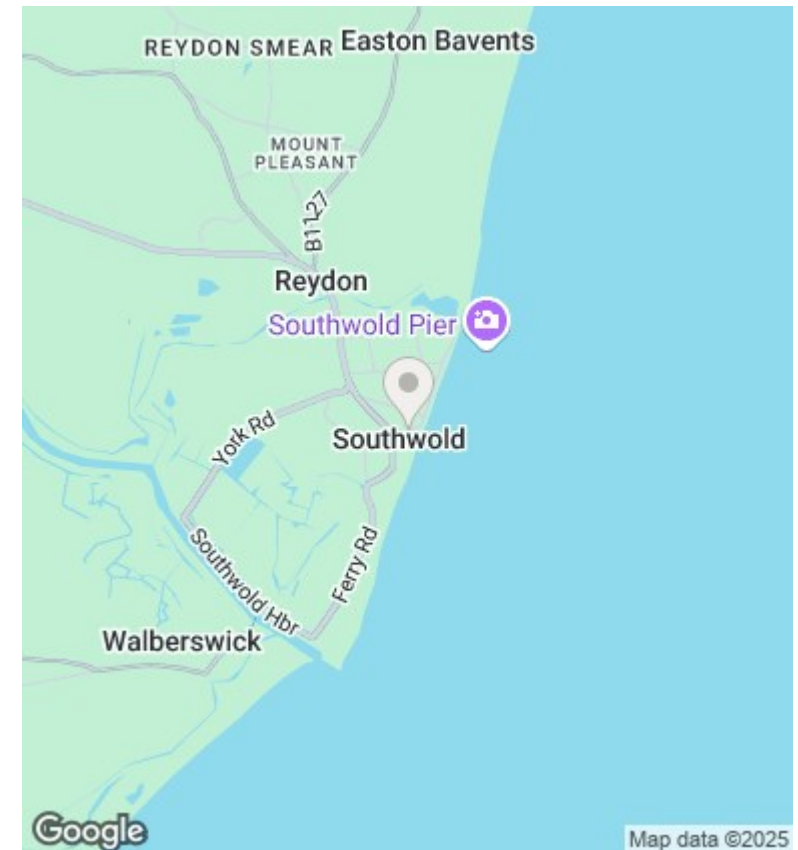
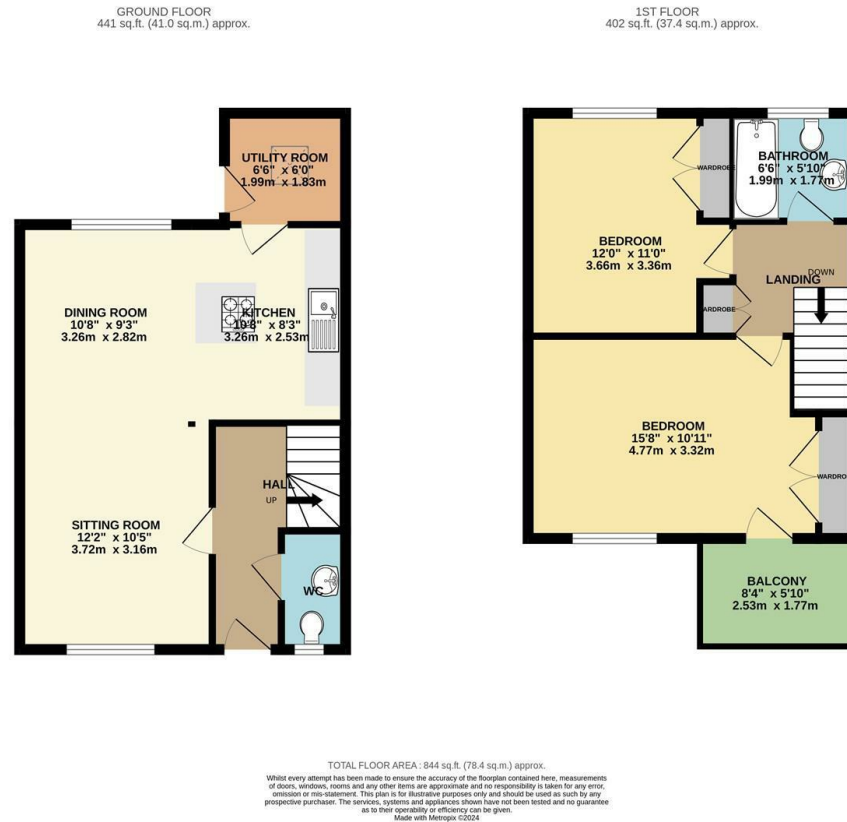
## FIXTURES & FITTINGS

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.







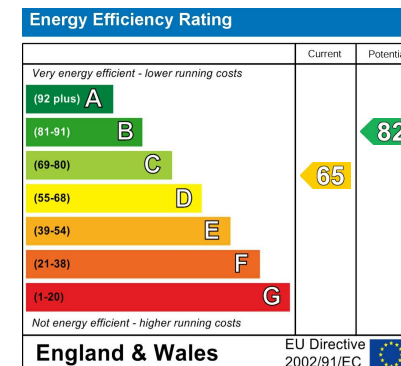


## Conveyancing, Surveys & Financial Services

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.

## 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)