



Southwold,

Guide Price £700,000

- No Onward Chain
- Cinema Room
- Balcony to Rear
- Three Bedroom Townhouse
- Sought After Southwold Location
- High Finish & Specification Throughout
- Option to Buy Furnished
- Off Road Parking
- EPC - C

Blackmill Road, Southwold

This exceptional, converted Victorian industrial building has been thoughtfully transformed into a magnificent contemporary townhouse with off road parking, perfectly located in a quiet and sought-after enclave, just a stone's throw from the bustling High Street. With the added benefit of off-road parking, this unique home offers both convenience and charm.



Council Tax Band: E



DESCRIPTION

The property is set over four floors and includes an array of impressive features such as a private balcony and a state-of-the-art cinema room. Ideal for modern living, this townhouse offers the perfect balance of stylish design, comfort, and practicality.

Upon entering the property, you are welcomed into a generous ground-floor lobby, which leads you to both the basement and the staircase to the first floor.

The basement of this property is a true highlight, offering a fully fitted cinema room that is ideal for movie nights and relaxation. In addition to the cinema room, the basement includes a well-equipped utility room and a separate wine store, providing all the space you need for storage and convenience.

The first floor presents a truly open and airy space, beginning with an elegant glass foyer that provides access to the expansive open-plan sitting and dining room. This room is flooded with natural light, thanks to its dual-aspect windows that offer views over the surrounding area. The room's high ceilings and contemporary wood burner evoke a spacious, loft-like feel that creates a welcoming and relaxed atmosphere.

Flowing seamlessly from the sitting/dining area is the chef's kitchen, featuring timeless Shaker-style cabinetry, premium quartz worktops, and fully integrated appliances. The kitchen is not only practical but also beautifully designed, offering a space where you can entertain guests or enjoy quiet meals with family. From the kitchen, doors lead out onto a south-facing, private terrace—an idyllic setting for al-fresco dining or simply enjoying the peaceful surroundings.

The second floor of the property offers a master bedroom that truly exudes comfort and style. The spacious master suite includes a luxurious en-suite bathroom, along with built-in wardrobes that provide ample storage. This floor also accommodates a second double bedroom, which boasts stunning views of the local church, and a well-appointed family bathroom featuring scenic views of the nearby lighthouse.

Ascending to the top floor, you'll discover an additional double bedroom, complete with its own en-suite shower room. This bedroom enjoys far-reaching views over the lighthouse, the Common, and the sea beyond, making it an ideal retreat. Additionally, the top floor features a good-sized storage cupboard, perfect for keeping your home organized.

Throughout the property, you'll find modern touches such as a fire sprinkler system and fire doors, ensuring both safety and peace of mind for its occupants.

Outside, the property is further complemented by a carport, which offers secure off-road parking, along with a plant room and additional storage space, ensuring that the practicalities of daily life are well catered for.

TENURE

Leasehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

Mains gas, water, electricity and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

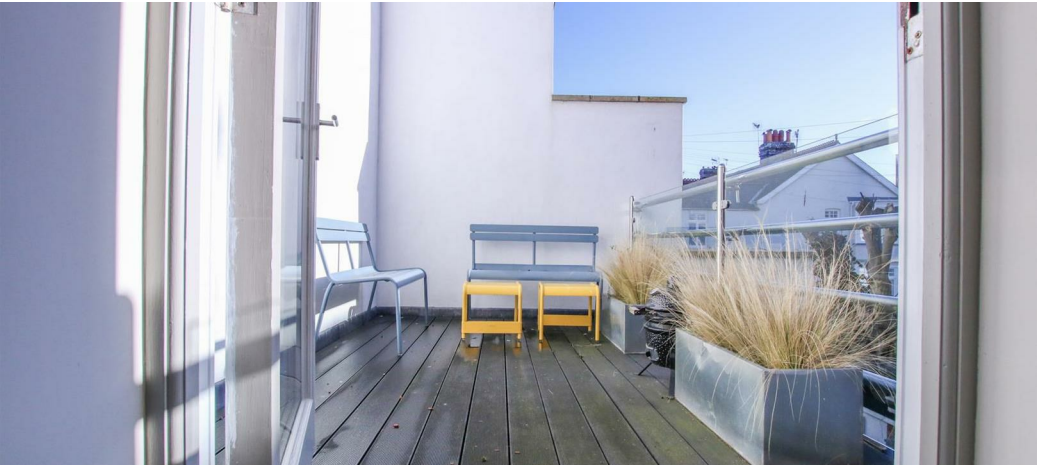
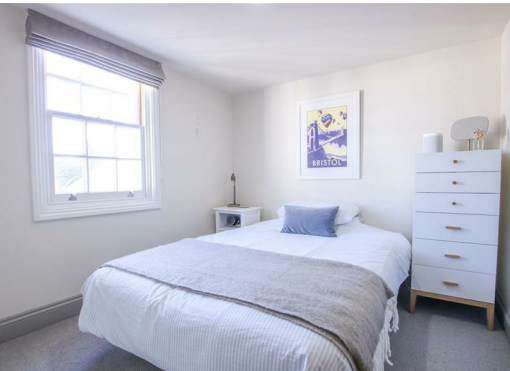
Email: southwold@flickandson.co.uk

Tel: 01502 722253 Ref: 20715/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.



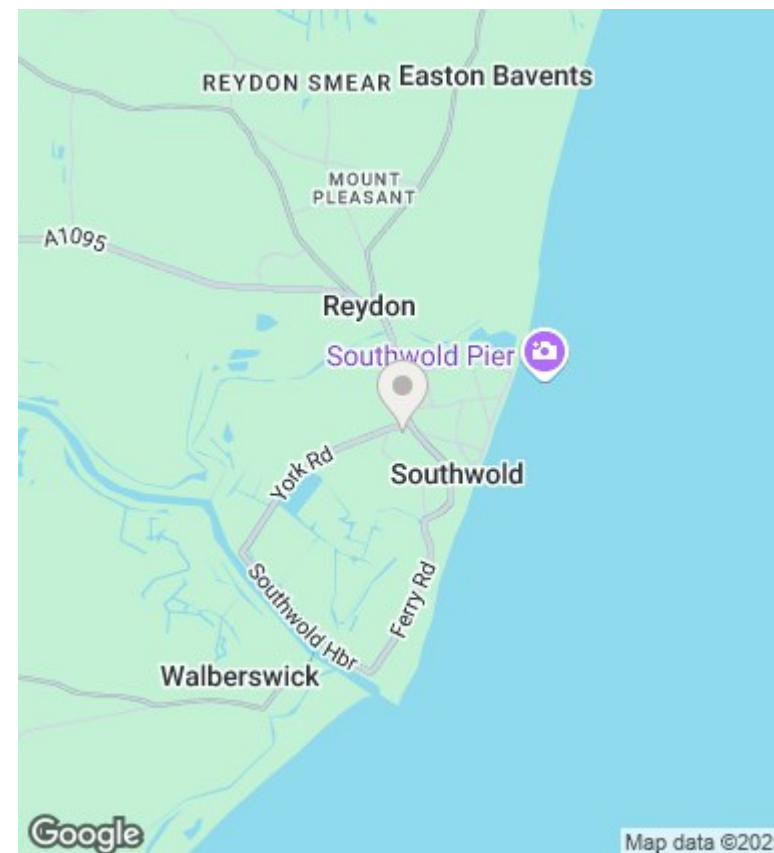




TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.

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 Metropix ©2025



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		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com