



Southwold,

Guide Price £525,000

- Successful Holiday Let
- Perfect Location
- Available Fully Equipped
- Beautifully Presented
- Two Double Bedrooms
- Gas Central Heating
- Conservation Area
- Yards From the Common and Sea Front
- EPC - D

Mill Lane, Southwold

A renovated and beautifully presented cottage, perfectly situated in a quiet lane a few yards from the common, marketplace and sea front of this charming coastal town. Southwold is an extremely popular seaside town situated on the Suffolk Heritage Coast, a designated area of Outstanding Natural Beauty. Southwold is characterised by its variety of Regency and Victorian architecture, bordered by a large common, sandy beach with pier, numerous greens and working harbour with a number of wet fish shops situated at the mouth of the river Blyth. Southwold has an excellent range of High Street and boutique shops as well as a large selection of leisure amenities including golf and sailing clubs. The surrounding area is renowned for its coastline and countryside with excellent leisure pursuits which include the RSPB Reserve at Minsmere.



Council Tax Band:



DESCRIPTION

Black Cottage is a charming period cottage of exceptional quality, situated a few paces from the common, marketplace and beach, the perfect location in the heart of the Conservation Area to explore this characterful coastal town. Thoughtfully renovated to a high standard, nestled in a quiet lane located in the heart of the town, step inside to find a welcoming Shaker-style kitchen, complete with integrated appliances. A step up leads to the spacious sitting/dining room, where dual aspect windows fill the space with natural light, and French doors open to a small south-facing courtyard. An attractive brick open fireplace adds character and a focal point. The 10 step winder staircase leads to the first floor. The ground floor is completed by a convenient cloakroom.

Upstairs, the landing provides access to two generously sized double bedrooms, one featuring additional storage, along with the well appointed family bathroom.

To the rear of the property is a small but charming south-facing courtyard, offering a peaceful outdoor retreat. External access is available via a passageway, and neighbouring cottages have a right of way through the courtyard.

Black Cottage boasts a wealth of quirky and characterful features and is currently operated as a successful holiday let. With its prime location in Southwold, it would make an ideal getaway or a perfect holiday home.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently deleted.

SERVICES

Mains gas, electricity, water and drainage.

AGENTS NOTE

Return in excess of 5% of property value via holiday let bookings. Lettings figures available. Contents to enable the continuation of holiday letting available subject to negotiation.

VIEWING ARRANGEMENTS

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

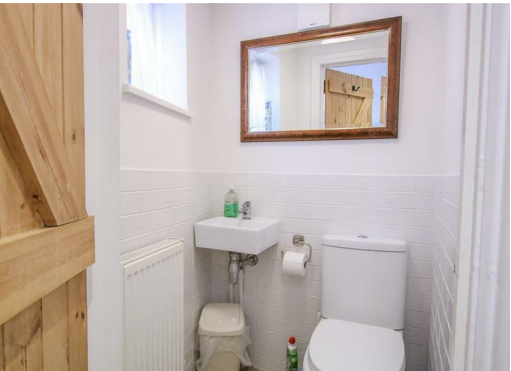
Email: southwold@flickandson.co.uk

Tel: 01502 722253 Ref: 20794/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.





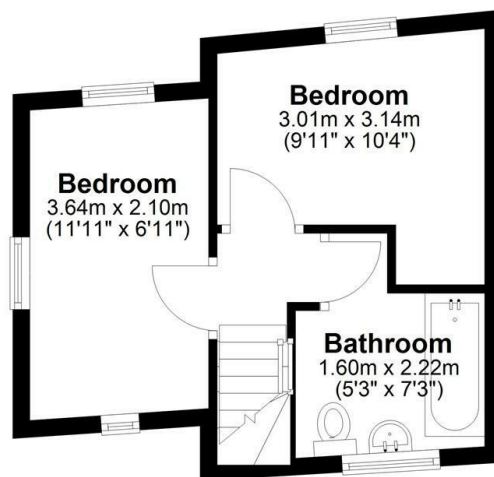
Ground Floor

Approx. 24.9 sq. metres (268.4 sq. feet)

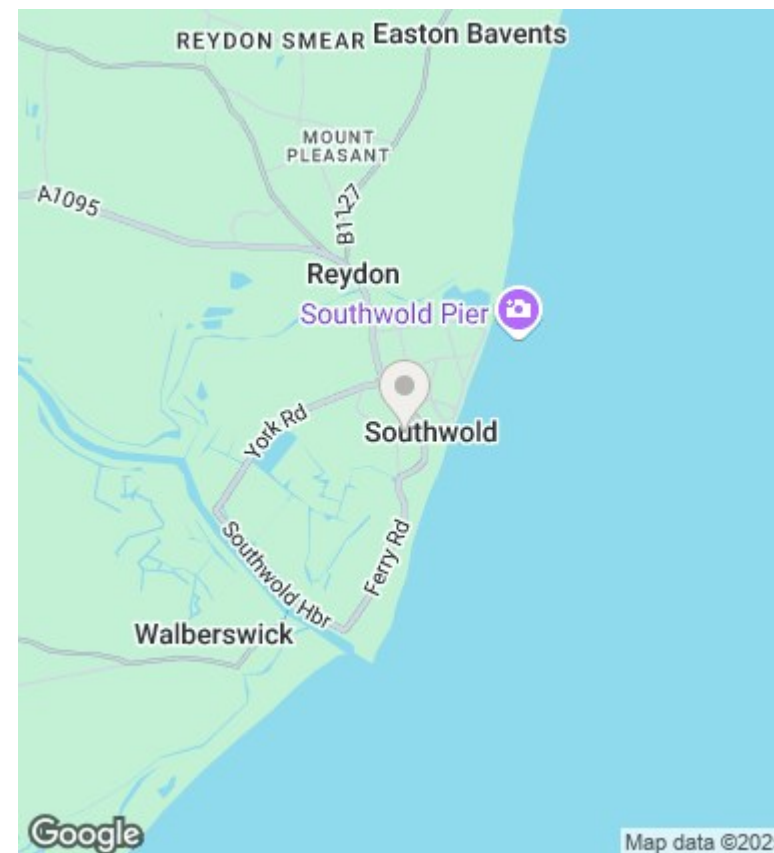


First Floor

Approx. 23.3 sq. metres (250.3 sq. feet)



Total area: approx. 48.2 sq. metres (518.8 sq. feet)



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		89
(81-91) B		
(69-80) C		
(55-68) D	60	
(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