



## Southwold,

Guide Price £1,525,000

- Re-modelled and extended - 2529 Sqft of accommodation
- Open plan living/Dining/Kitchen
- 4 Bedrooms/4 Bathrooms
- Under Floor Heating to Ground Floor and all Bathrooms
- Ground floor bedroom suite
- Study/ Bedroom 5 & Sitting room
- High Specification fixtures & Fittings
- Established Gardens/Green House & Pond
- Ample Parking

# Pier Avenue, Southwold

A unique detached family home of exceptional quality 2 minutes walk from the sea front. The present owners have undertaken a complete programme of remodelling and extension creating a particularly well planned family home extending over 2,500 sqft of accommodation. 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

Screened from Pier Avenue by a high wall and nestled just a short 2-minute stroll from the serene seafront, this extraordinary detached family home offers unparalleled quality and craftsmanship. The current owners have meticulously undertaken an extensive program of remodelling and extension, transforming the property into a truly exceptional family residence that spans over 2,500 sqft of thoughtfully designed living space.

The home boasts a stunning, expansive open-plan living area, seamlessly connecting to a large, sun-soaked terrace, ideal for outdoor entertaining or simply enjoying the peaceful surroundings. With four generously sized bedrooms, including two luxurious ensembles, in all 4 bathrooms, the property caters to the needs of modern family living. Each room is designed with comfort and style in mind, offering abundant natural light and ample storage.

The heart of the home is the state-of-the-art Rotpunkt bespoke kitchen, equipped with the highest quality fixtures and fittings, Siemens and Miele appliances perfect for both everyday family life and entertaining guests. The bathrooms are equally impressive, showcasing contemporary designs and premium materials that exude elegance and relaxation.

Versatile accommodation throughout offers various possibilities to suit the evolving needs of the family. Whether you're looking for home offices, a playroom, or a guest suite, this property effortlessly adapts to your lifestyle.

Every detail of this home has been carefully considered and beautifully presented, offering a harmonious blend of style, space, and functionality. This truly is a rare opportunity to acquire a family home of this calibre, ideally located in one of the most sought-after locations yards from the pier and sea front of this iconic seaside town.

## ACCOMMODATION

### RECEPTION HALL

A wide hallway with porcelain tiles which continue throughout the ground floor. Opening lantern roof light and staircase rising to the first floor.

### SHOWER ROOM

Floor and wall tiling. Tiled shower cubicle, moulded hand basin set within a hardwood frame, wall hung WC.

### UTILITY ROOM

Fitted storage, plumbing for washing machine. Plant cupboard. Water softener. Side entrance door.

### GROUND FLOOR BEDROOM SUITE

Tiled floor, vaulted ceiling with roof light. Windows and sliding patio doors open to the rear terrace. Mirror fronted wardrobes.

### ENSUITE

Floor and wall tiling. High quality suite, walk in shower, panel bath, moulded hand basin with storage and wall hung WC.

### LIVING ROOM & KITCHEN

A large stunning open plan living/dining room with vaulted ceiling, multiple roof lights and two sets of sliding patio doors opening onto the rear terrace. Tiled floor. The kitchen area, recessed from the living room is fitted with a Rotpunkt bespoke kitchen of exceptional quality includes an island with breakfast bar. Polished marble work surfaces, Banksy Art tiles and integrated Siemens and Miele appliances. Two multi function ovens, induction hob, dishwasher and Quooker providing boiling and filtered water,

### SITTING ROOM

Three sets of Bi-fold doors open to the front garden. Fireplace with fitted cabinets and shelves to either side.

### STUDY

Window overlooking the front garden. Fitted cabinets and shelves. may double as a further bedroom.

### FIRST FLOOR LANDING

Airing/storage cupboard. Access to roof (external).

### BEDROOM

Windows and casement doors to front elevation. Mirror fronted wardrobe.

### ENSUITE SHOWER ROOM

Floor and wall tiling. Tiled shower cubicle, moulded hand basin with storage below, wall hung WC.

### BEDROOM

Window to front elevation. Mirror fronted fitted wardrobe.

### BEDROOM

Window to front elevation.

### BATHROOM

Floor and wall tiling. Panel bath, shower over with folding screen. Moulded hand basin with storage below, wall hung WC.

### OUTSIDE

Set back from the road and protected by a wall the front garden features a wealth of exotic planting. A wide gateway (with power supply installed for provision of electric gates) opens to a block paved driveway provides ample off road parking. To the rear a wide raised paved terrace runs the full length of the property. Steps lead to the lawn garden beautifully laid with a variety of flowering plants, shrubs and fruit specimen trees and ornamental pond with water feature. Rhino Greenhouse with power & lighting. External lighting, water and electric supply.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently E.

### SERVICES

### VIEWING ARRANGEMENT

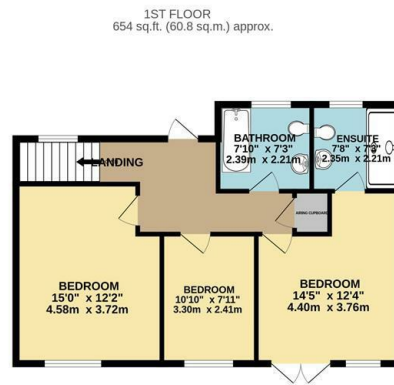
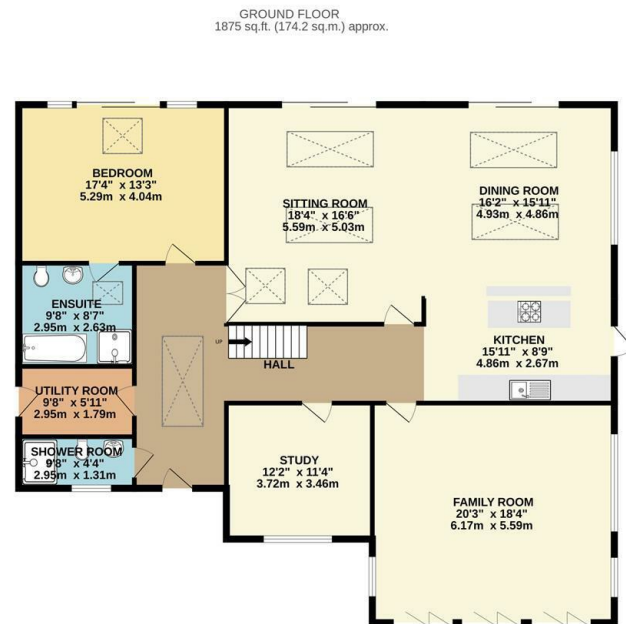
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk) Tel: 01502 722253 Ref: 20680/RDB.

### FIXTURES & FITTINGS

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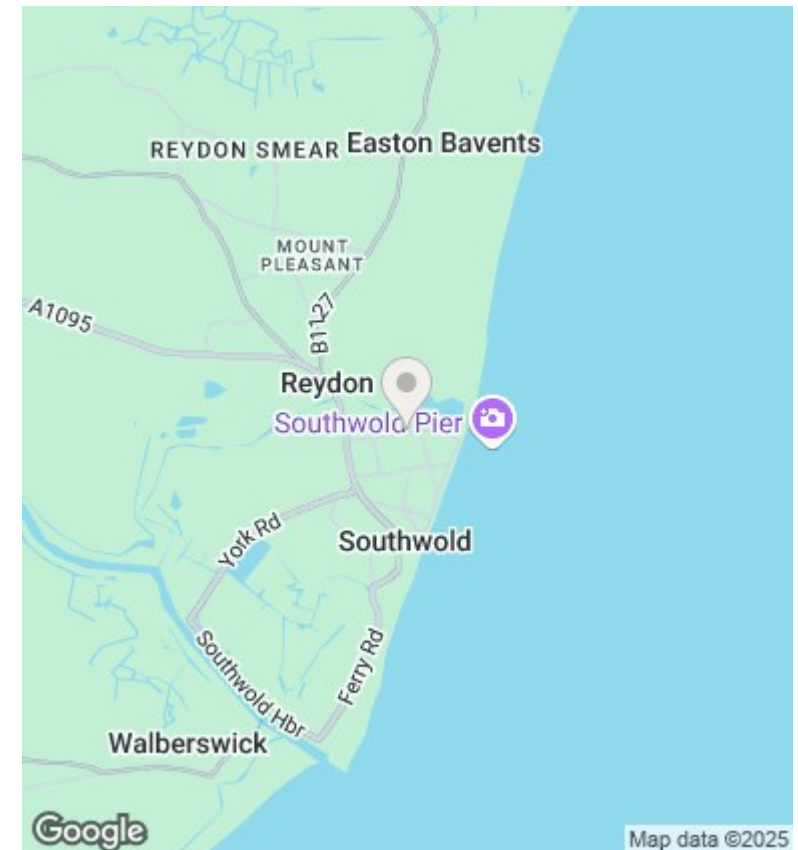




TOTAL FLOOR AREA: 2529 sq.ft. (235.0 sq.m.) approx.

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.

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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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)