



Southwold,

Guide Price £495,000

- No Onward Chain
- Sea Views
- Ground Floor Shower Room
- Three Bedrooms
- Close to High Street & Marketplace
- Gas Central Heating
- Easy Access to Sea Front & Beach
- Two Reception Rooms
- EPC - D

St. James Green, Southwold

A bay fronted Victorian Cottage enjoying sea views, a stones throw from the beach. St James Green is the perfect location in the heart of the Conservation Area, just a short 50 yard stroll from the sea front and beach. Just around the corner is the famous Lord Nelson Pub and market place of this charming coastal town. 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 architecture, pier, sandy beach, working harbour, commons and greens.



Council Tax Band: E



DESCRIPTION

A delightful bay-front mid-terrace cottage in the heart of Southwold, just a few steps from the beach and with direct views over St James Green. Perfectly placed within the town's conservation area, this charming home combines the character of the original cottage with the convenience of modern living.

From the windows, you can almost reach out and touch the iconic Southwold Lighthouse, while the bustling marketplace, high street, and the wide open spaces of the common are only a two-minute walk away. A short stroll along the promenade takes you to the famous Southwold Pier, making this the ideal base to enjoy all that this much-loved seaside town has to offer.

ACCOMMODATION

Inside, the accommodation benefits from gas-fired central heating and includes a welcoming sitting room with fireplace and cabinets to either side. The bay window offers a view toward the green and sea front. The dining room, which also has a fireplace, leads through to the kitchen, rear lobby and shower room. The lobby leads to a small courtyard. Upstairs, the first-floor landing gives access to three bedrooms, each filled with the charm and character of the original cottage. The main bedroom has a bay window with angled sea view, the rear bedrooms views are dominated by the neighbouring lighthouse. To the rear of the property there is a small courtyard, providing a sheltered spot to sit and relax after a day by the sea.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

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

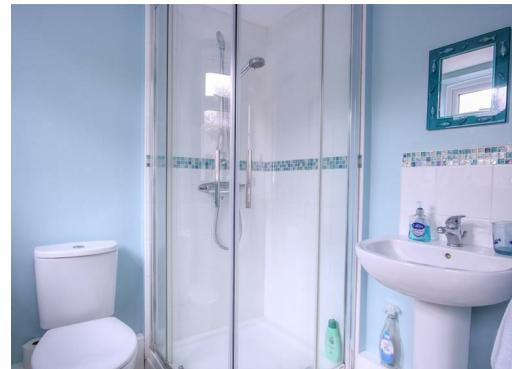
Email: southwold@flickandson.co.uk

Tel: 01502 722253 Ref: 20967/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, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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	85
(81-91)	B	58
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		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