

Flick & Son
Coast and Country



SOUTHWOLD - SUFFOLK

GUIDE PRICE £550,000

LIMITED SEA VIEWS - TWO BEDROOMS - FULLY RENOVATED - GROUND FLOOR UNDERFLOOR HEATING - ENERGY EFFICIENCY RATING F.

DESCRIPTION

We are pleased to be offering a stunning two bedroom cottage, newly renovated and much improved offering Sea Views. The property is situated in the popular seaside town of Southwold and in very close proximity of Southwold Beach and Promenade. This delightful cottage offers two double bedrooms and has the additional benefit of a courtyard. The property comes with vacant possession.

LOCATION

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 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.

ACCOMMODATION

OPEN PLAN LOUNGE/KITCHEN

Solid Oak wood flooring. Underfloor heating throughout ground floor. Fitted boot box. Fitted shelving unit. Storage cupboard with built in shelves and fuse-box. Reclaimed tiled hearth surrounding wood burner. Two sealed unit double-

glazed windows, recently repainted, to front and rear aspects. Recently replaced rear door with sealed unit double-glazed half window. Kitchen area comprises handmade wooden kitchen with reclaimed slate worktops. Downlighters. Fired earth tiled splashback. Fitted shelves to wall. Smeg cooker with gas hob. Space for fridge/freezer. Fitted wooden wine rack. Integrated Zanussi washer/dryer. Integrated Bosch dishwasher. Inset sunken ceramic butler sink. Door to:

COURTYARD

Shared access. Black wooden storage unit. Brick flooring. Outsidelight.

FIRST FLOOR LANDING

Loft hatch with ladder leading to boarded loft housing boiler. Doors to:

DOUBLE BEDROOM

Radiator. Carpeted. Storage cupboard. fitted wardrobe. Glass panelled sealed unit double-glazed window to front aspect with sea views. Fireplace. Wood panels to walls.

DOUBLE BEDROOM

Carpeted. TV Point. Radiator. Glass panelled sealed unit double-glazed window with views of Adnams Brewery. Fitted shelved wardrobe. Wood panels to walls.

SHOWER ROOM

Shower cubicle with Fired Earth tiles. Vanity unit with ceramic sink and mixer tap. W.C. with high level flush cistern. Reclaimed slate flooring. Wall mounted towel rail. Wood panels to walls.

AGENT NOTE

All cupboards have integrated lighting.

OUTGOINGS

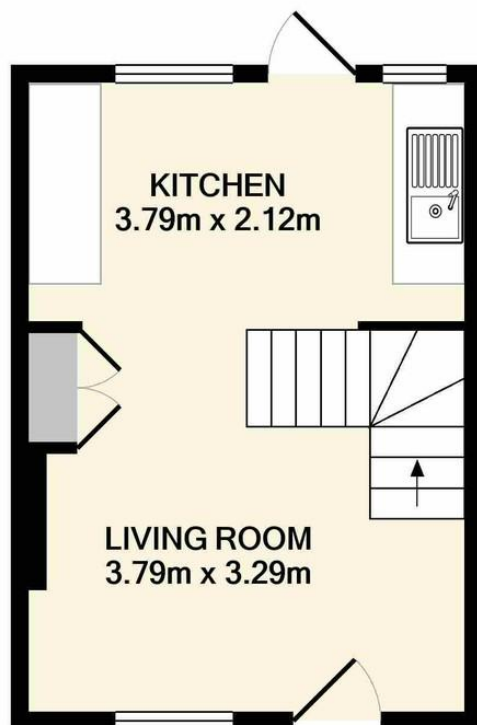
Details can be obtained from the East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, Suffolk, NR33 0EQ. Tel: 0333 016 2000.

VIEWING

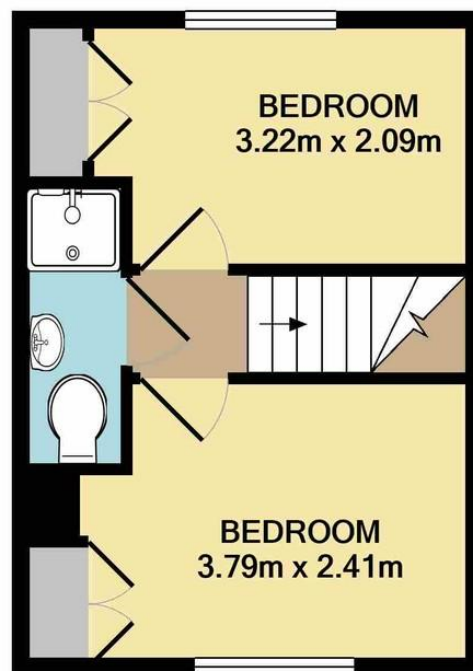
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 19468/SS







GROUND FLOOR
APPROX. FLOOR
AREA 20.2 SQ.M.
(218 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 20.2 SQ.M.
(218 SQ.FT.)

TOTAL APPROX. FLOOR AREA 40.5 SQ.M. (436 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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.

EPC

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

FINANCIAL SERVICES

Flick & Son offer and financial services through David James Wealth Limited. It is your decision whether you chose to deal with them. Should you choose to use David James Wealth Limited you should know that we would receive a referral fee at 20% of the case size for recommending them.

CONVEYANCING

Flick & Son may refer prospective purchasers to David Barney & Company or Fairweather Law for conveyancing and MS Surveys for property surveys. It is your decision whether you chose to deal with them. Should you choose to use David Barney & Company or Fairweather Law you should know that we would receive a referral fee of £100 for recommending them and a £50 referral fee from MS Surveys.

