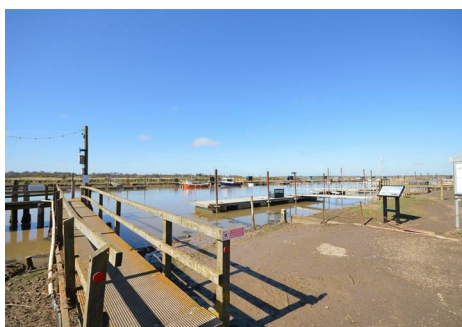


Flick & Son

Coast and Country



Southwold,

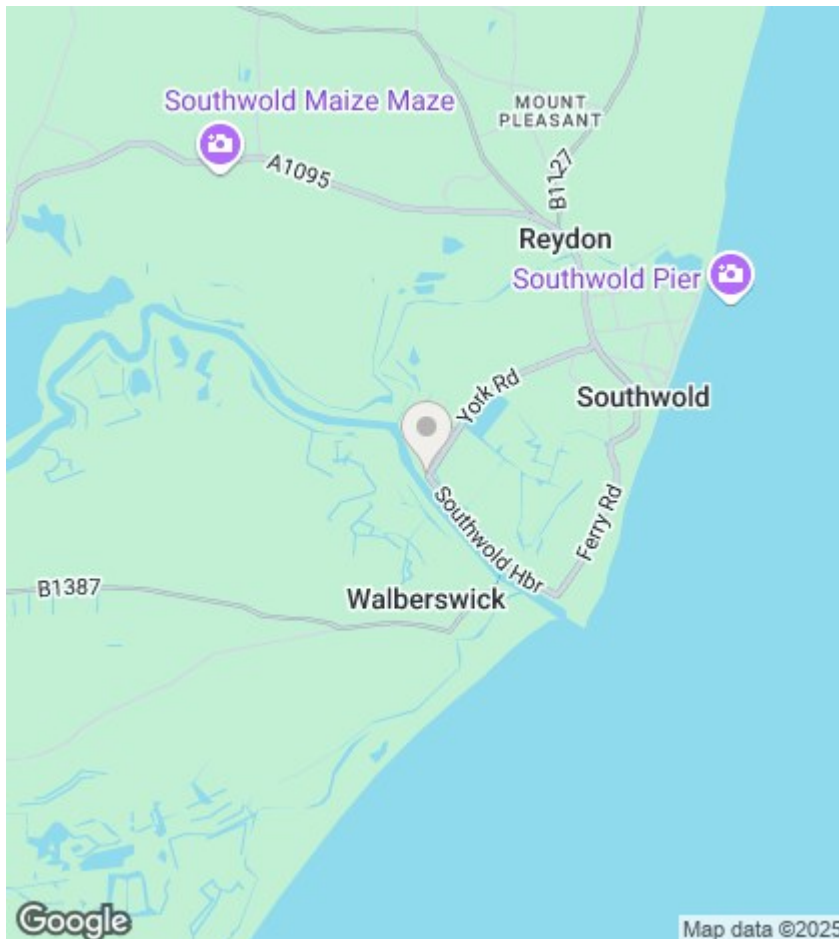
Rent: £1,895 PCM,

Council Tax: Band D

- Harbour-side property
- Fully renovated
- Two further bedrooms
- EPC: E
- Pet considered
- Beautiful views
- Master bedroom with walk in wardrobe & ensuite
- Private parking
- Holding deposit: £437.30

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk



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	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

DESCRIPTION

Flick & Son are pleased to offer for rent this truly remarkable three bedroom home located in the beautiful Southwold Harbour with breath-taking views across the River Blyth.

ACCOMMODATION

Through the front door you are welcomed into a large entrance porch where you find the main door to the accommodation.

The downstairs of this fabulous property comprises a spacious living room with views over the river to the front and the common to the rear. From the living room you find the beautiful modern kitchen/diner fitted with Bosch appliances. From the kitchen there is a bi-fold doors opening onto the front of the property which would create a lovely indoor/outdoor feel to the space. The downstairs accommodation is completed with a rear porch leading to a useful utility room/downstairs W/C.

Upstairs to the right hand side you find the fantastic master bedroom with walk-in wardrobe and ensuite shower room. There are also two further bedrooms and a family bathroom. No matter what room you are in upstairs there are views of the harbour/river to the front or the common to the rear - a truly unique setting!

Outside to the side of the property there is a large decking area ideal for alfresco dining. To the front there is private parking behind gates along with a useful electric car charging point along with an additional patio area.

The property benefits from full fibre broadband, available to connect.

The property is heated via oil fired central heating with a pressurised hot water system. It has an EPC rating E.

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. At 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.

AVAILABILITY

The property is available from the 19th April 2025 for an initial twelve month term.

Council Tax: Band D

Deposit required: £2,186.53

Pet considered. Sorry, no smokers.

VIEWINGS
High Street, Saxmundham, Suffolk, IP17 1AB

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

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