



## Southwold,

£2,500 PCM

- Grade II listed
- Stunning sea views
- Two generous reception rooms
- Gorgeous modern kitchen
- Tranquil master bedroom suite
- Courtyard garden
- Central location
- EPC: TBC
- Holding deposit: £576.92
- Pet considered

# Park Lane, Southwold

A charming Grade II listed three bedroom home with sea views occupying a prime central location in the popular coastal town of Southwold.

GFCH. EPC TBC.



Council Tax Band: E



## DESCRIPTION

Flick & Son are pleased to offer for rent this charming Grade II listed three bedroom home with sea views occupying a prime central location in the popular coastal town of Southwold.

## ACCOMMODATION

The ground floor of this distinctive home is arranged around an impressive central entrance hall that runs the full length of the property. To the right, a stunning open-plan living and dining area showcases a feature ceiling and flows seamlessly into a beautifully finished kitchen, complete with a central island — ideal for both everyday living and entertaining.

To the left of the hall is a second generously proportioned reception room, perfectly positioned to enjoy breath-taking sea views. The ground floor accommodation is completed by a stylish bathroom featuring a walk-in shower.

The first floor offers a tranquil master bedroom suite with access to an elegant bathroom fitted with a roll-top bath, which can also be accessed from the landing. A further double bedroom is also located on this floor.

The top floor hosts a charming third bedroom, arranged as a twin, along with a third bathroom.

Externally, the property benefits from a private rear courtyard garden, providing a secluded outdoor space to relax and unwind.

The property is heated via gas fired central heating. It has an EPC rating TBC.

## 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 18th February 2026 for an initial twelve month term.

Council Tax: Band E

Deposit required: £2,884.61

Pet considered. Sorry, no smokers.

## VIEWINGS

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

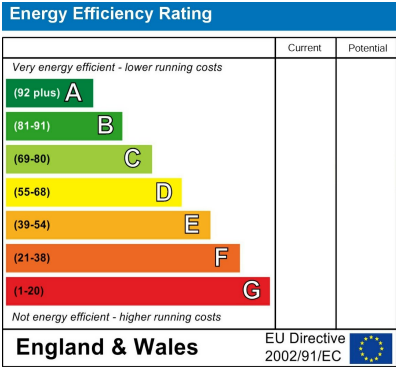


Conveyancing, Surveys & Financial Services

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.

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.



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)

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.

Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.