



3 WHITE POINT

EVERSLEY ROAD, SOUTHWOLD



A superb two bedroom apartment with incredible roof terrace and garden room with views across Southwold.

Situated just a short stroll from the bustling High Street this incredible apartment boasts a generous roof terrace planted with a variety of shrubs and an outstanding glass room, perfect for enjoying all weathers whilst overlooking the rooftops of this popular coastal town.

The accommodation comprises a contemporary kitchen/dining/sitting room with access to a balcony and stairs that rise to the roof terrace. The modern kitchen was built by local craftsmen and includes built in appliance such as an oven, hob, microwave and washing machine. A large skylight helps to illuminate the space.

There are two double bedrooms, one of which boasts a balcony accessed via sliding doors and the other that offers both an ensuite and access onto a balcony. The accommodation is completed with a contemporary family bathroom. The apartment has been well thought out to fully optimise the space available and highlight the views across the town.

Another particular feature of the

property is the off road parking space situated just outside of the doors to the properties stairwell. There is also an external bike store as well as a cupboard for bins.

Situated in a prime location, on the corner of Blackmill Road and Eversley Road, within the seaside town of Southwold the property is within easy reach of the many amenities on offer.

A picturesque and thriving market town, often described as the 'Best Seaside Town', Southwold is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes. The town hosts annual festivals and there are a number of clubs and facilities catering for sporting interests. There are several highly-rated state and private schools in the area catering for all ages.

TENURE

LEASEHOLD - 999 year Lease commenced in July 2016. The property is also being sold with a share of the freehold.







VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Band - B

EPC - C

SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the

team directly on 01379 646603.





OFF ROAD
PARKING &
ROOF
TERRACE



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

1ST FLOOR
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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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