





# This well maintained family home offers flexible accommodation and boasts sea views.

You enter the property via a convenient porch which leads into the spacious hallway, providing access to all the main rooms of the home.

Situated to the front of the property is a large Sitting Room with feature fireplace and bay window, creating a light and airy atmosphere. Double doors lead you through to the Dining Room which benefits from french doors leading into the rear south-facing courtyard.

Leading on from the hall is the generously sized Kitchen with gas hob and eye level oven. The ground floor is finished with rear lobby which provides access to the rear garden and a convenient Utility room with W/C.

Stairs to the first floor landing lead to the principal bedroom which is situated to the front of the home and benefits from a large bay window with a sea view. The two further double bedrooms are filled with light and offer built in storage. The first floor is completed with a family bathroom. The property additionally benefits from good sized south facing courtyard garden

with gate to rear alleyway.

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.

#### **VIEWING**

Strictly by appointment with the agent's Southwold Office.

#### LOCAL AUTHORITY

East Suffolk Council. Band D

#### EPC- D

**TENURE- FREEHOLD** 

#### SERVICES

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

#### **AGENTS NOTES**

Subject to probate























SEA VIEWS

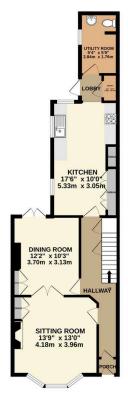
















TOTAL FLOOR AREA: 1204 sq.ft. (111.8 sq.m.) approx.

White every witnery has been made to extens the accuracy of the floorpilan contained here, measurements of docs, common has been made to extens the accuracy of the floorpilan contained here, measurements of the state of the contained of the state of t

## Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

#### **IMPORTANT NOTICE**

#### Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **CONTACT US**

Durrants, 98 High Street, Southwold, Suffolk, IP18 6DP

Tel: 01502 723292

Email: southwold@durrants.com

