



11A TIBBYS WAY
SOUTHWOLD



A well presented, light and spacious two bedroom apartment situated in the heart of the coastal town of Southwold, with views towards the church and Tibby's green.

Entering the property via a communal stairwell shared with just one other property, 11a is immediately impressive with its modern and bright interior. There are two spacious double bedrooms on the first floor, both with built in storage, as well as a contemporary shower room.

Stairs rise to the first floor where there is a spectacular triple aspect open plan kitchen/dining/sitting room with partly vaulted ceiling. The modern kitchen has plenty of worktop space with a focus on lower cupboard units creating a sleek and fresh look.

Another fantastic benefit to this property is the balcony which also boasts views of the church and is an ideal space to soak up the sea air and relax after enjoying all that the seaside town has to offer.

Completing the offering is an off road parking space situated just outside of the property.

Tibbys Way is located just off the High Street of Southwold and provides a highly convenient yet

private environment.

AGENTS NOTE:

Leasehold with 114 years remaining. Please note: The vendors own a percentage of the Freehold. We are informed that there is a service charge.

Please note that we understand that pets are not permitted.

EPC - TBC

SERVICES

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

LOCAL AUTHORITY

East Suffolk Council

DURRANTS 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.



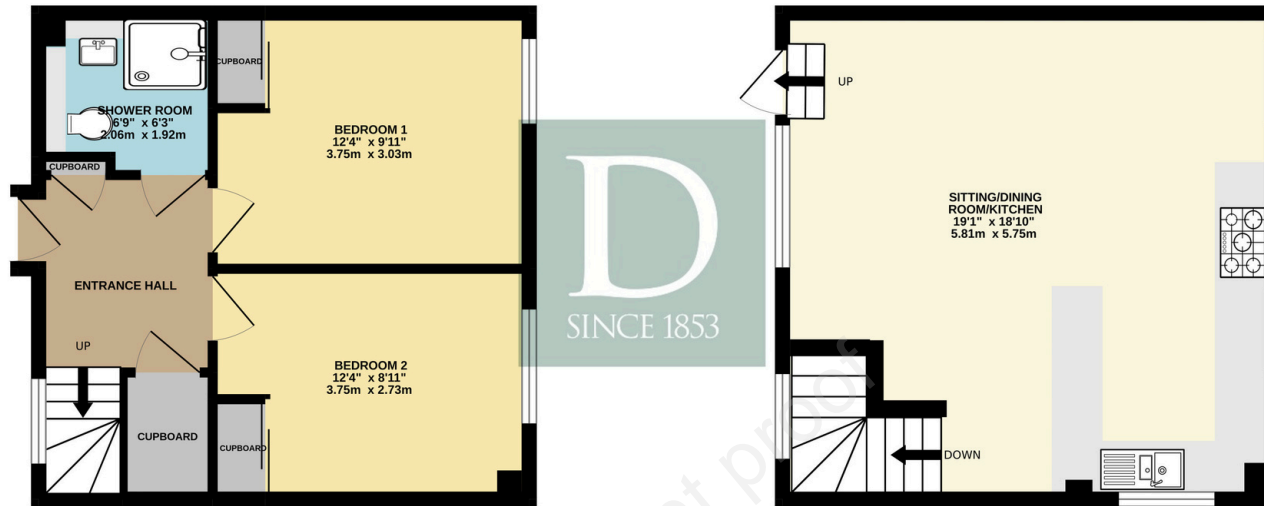


MODERN AND
LIGHT
ACCOMMODATION





FLOOR PLAN



TOTAL FLOOR AREA : 712 sq.ft. (66.2 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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