



BAY COTTAGE

17A EAST CLIFF, SOUTHWOLD IP18 6JJ



This property has been recently renovated to a superb standard and offers unspoilt panoramic sea views.

Bay Cottage occupies a prominent location on Southwold's popular seafront and has been renovated with careful thoughts in mind to create a fantastic seaside home, ideal for flexible living.

You enter the property into the convenient hallway, providing access to all main accommodation of the home. Situated to the front of the property is a spacious living room with cosy log burner and double doors, providing fabulous dual aspect sea views. This is the ideal reception room for all enjoying all seasons. Located towards the rear of the property is a spacious and open plan shaker style Kitchen/Diner with sliding doors into the rear courtyard garden, a perfect space to entertain family and friends in summer months. Leading off of the kitchen is a good size utility room. The ground floor accommodation is finished with a useful boot room and W/C.

front of the home and provides the most fantastic panoramic sea views and features a large bay window which opens up fully to provide a light and airy atmosphere, bringing the outside in. The second bedroom has the benefit of direct access to the rear Oak & glass finished balcony, additionally providing sea views and a great space to wind down on an evening. The balcony also has stairs down to the rear courtyard. The first floor is completed with large family shower & bathroom and additional W/C.

Stairs to the second floor are conveniently tucked away and provide access to the fourth attic bedroom/Office which also provides sea views. The property additionally benefits from nice size cellar and plenty of storage space.

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

Stairs to first floor landing lead to three double bedrooms. The principle bedroom is situated to the







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.

LOCAL AUTHORITY

East Suffolk Council. Band - E

SERVICES

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

TENURE

Freehold

VIEWING

Strictly by appointment with the agent's Southwold Office.

EPC

E (Has not had a new EPC since renovations)



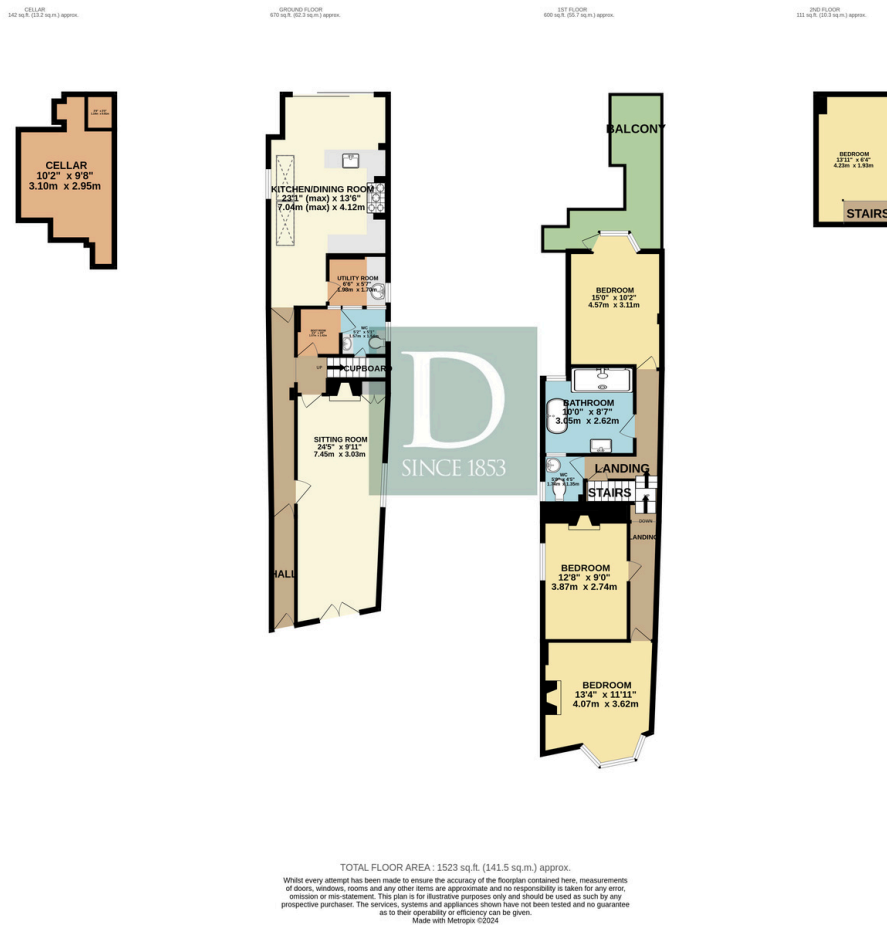


SEA FRONT
LOCATION





FLOOR PLAN



LOCATION PLAN



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

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