



LOWER EAST LODGE

EAST STREET, SOUTHWOLD



Beautifully presented throughout this one bedroom ground floor apartment boasts a spacious feel and is ideally located in the heart of Southwold, a leisurely stroll to the sea.

From its own drive and parking area, you are welcomed into the apartment through the private entrance door, conveniently situated to the side. You enter the hall area adjacent to the stylish open plan Kitchen/Sitting room. The well-proportioned Sitting room is at the front overlooking East Street with dual aspect and a dining area.

The modern Kitchen to the rear is beautifully presented and well-fitted with white goods included. It is ideal for socialising with a stable door opening to the private rear courtyard garden.

The spacious Bedroom is light and bright benefitting from considerable wardrobe and storage space and a window to the front. The accommodation is completed by a Bathroom with window to rear containing both a bath and separate walk-in Shower and also by a further Cloakroom.

To the rear is the private walled courtyard garden, with its own access gate, ideal for al fresco dining or quiet relaxation.

The apartment enjoys the treasured benefit of its own off-street parking space area (for one vehicle) which measures approximately 7.8m x 3.35m max (25.5 feet x 11 feet).

A picturesque and thriving market town, Southwold is dotted with independent boutiques and shops, independent cinema and excellent variety of restaurants and cafes. The town hosts annual festivals and there are a number of clubs and facilities catering for sporting interests.

TENURE –

Leasehold - 994 years unexpired at peppercorn rent and half share of freehold.

EPC – C

VIEWING

Strictly by appointment with the agents Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Registered for business purposes.

SERVICES

Mains services are connected. (Durrants cannot verify they are in working order.)





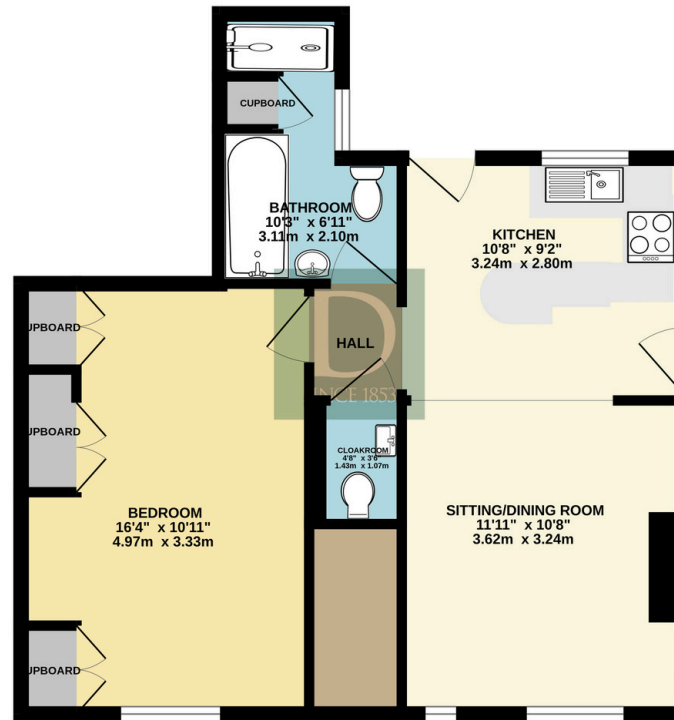
CENTRAL
LOCATION





FLOOR PLAN

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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