



30 SEAVIEW ROAD
REYDON



30 Seaview Road is a well presented three bed Edwardian mid terraced home situated in the popular village of Reydon.

This family home offers spacious accommodation and is in a great location, just a short walk from Southwold.

You enter the property via a convenient porch which provides access to the lounge with feature open fireplace and wooden floor boards. Leading on from this is the good sized dining room, with fireplace and wooden floor boards, which opens into the kitchen. The galley kitchen is situated to the rear of the property providing plenty of storage with space for cooker and fridge freezer. The ground floor is completed with a rear lobby with storage space, door to the garden and a family bathroom.

Stairs to the first floor landing lead to a spacious principle bedroom with built in storage space. The generous second bedroom is located at the rear of the property with views over the garden and has steps down to bedroom three with cupboard containing the boiler and which is currently used as an office/ dressing room.

The property additionally benefits from an enclosed front garden, and

to the rear is a further garden area ideal for al fresco dining in summer months with lean to greenhouse.

Located in the charming village of Reydon, just a stone's throw away from the picturesque town of Southwold, this property offers the best of both worlds - a peaceful retreat away from the hustle and bustle, yet close enough to enjoy the amenities and attractions of the larger town.

TENURE - FREEHOLD

EPC- D

SERVICES

All 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. Band B

VIEWINGS

Strictly by appointment with the agent's Southwold Office.





NO ONWARD
CHAIN

FLOOR PLAN



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**