



1 STRICKLAND PLACE  
SOUTHWOLD



Impressive three storey residence located centrally to the town with parking and fabulous views.

**1 Strickland Place is a well-proportioned six bedroom period property tucked away behind Nursemaids Green in the centre of the town. Whilst now in need of modernising the property offers the opportunity to create a wonderful family home in this unique location. Retaining many period features including timber floors, fireplaces and high ceilings with original cornicing, providing a sense of space and grandeur.**

On the ground floor are two reception rooms overlooking the front aspect, with the second larger room having direct access to the garden and access to a bathroom offering an ideal opportunity for a ground floor bedroom suite. The kitchen/dining room is located at the rear of the property and a rear hall with cloakroom gives access to the rear garden.

Stairs rise from the entrance hall to the first floor where a split level landing leads to two spacious double bedrooms and two bathrooms. The main family bathroom is generous in size and has a freestanding roll top bath. Stairs rise again to the second floor.

On this floor are four bedrooms all of which offers lovely views. Of particular note are the front facing bedrooms, which offer wonderful views over the common towards the sea.

Outside

1 Strickland Place is approached through an pretty front garden and to rear is an enclosed garden with a brick garage accessed via Gardner Road.

Location

Situated in arguably one of the best positions in the historic coastal town of Southwold, the house sites itself on the edge of the common, with commanding views over the town, common, harbour and to the sea. The bustling Southwold High Street is only a few minutes' walk away, where there is a wide range of shops, cafes, pubs, restaurants, amenities and services. The town is well known for the Adnams Brewery, pier, lighthouse, sailing club and golf course. There are good transport connections in the area with the A12 Great Yarmouth to London







road just 4 miles to the west, and the railway station at Halesworth which offers a service to London's Liverpool Street station via Ipswich. The surrounding area offers a variety of walks and Minsmere RSPB sanctuary is just to the east of the attractive village of Westleton.

#### AGENTS NOTE

The property is offered for sale for permanent occupation only.

#### TENURE

Leasehold - A new 250 year lease has been created. Full details available from the Agent.

#### VIEWING

Strictly by appointment with the agent's Southwold Office.

#### SERVICES

Mains services are connected.

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

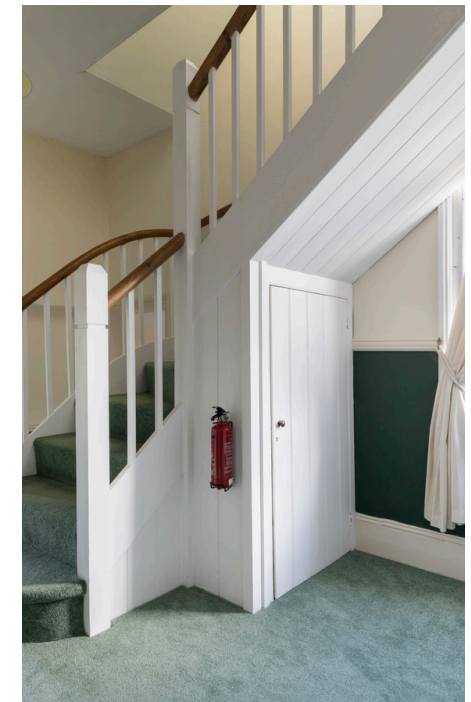
#### LOCAL AUTHORITY

East Suffolk Council. Band - G

#### EPC - E

#### 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 quoting 5 Strickland Place.





WONDERFUL  
RENOVATION  
OPPORTUNITY



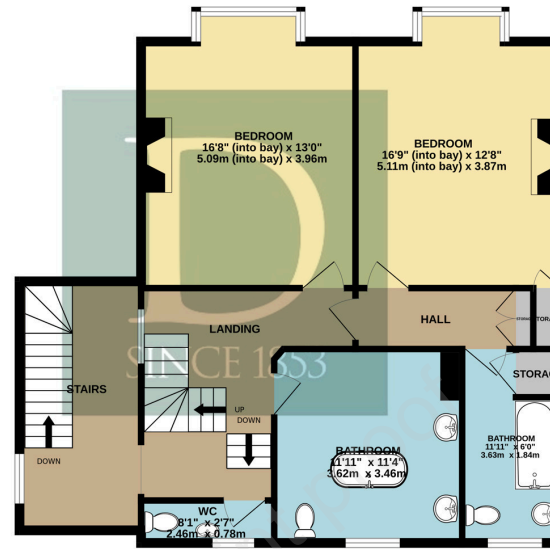


## FLOOR PLAN

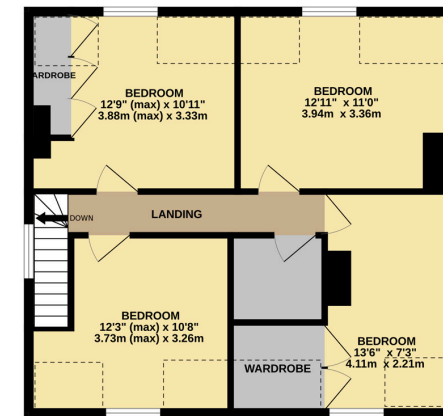
GROUND FLOOR  
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR  
891 sq.ft. (82.8 sq.m.) approx.



2ND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 2406 sq.ft. (223.5 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.  
Made with Metropix ©2024

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**