



# PIER VIEW

FLAT 1, THE CRAIGHURST, NORTH PARADE,  
SOUTHWOLD



A wonderful 2nd floor apartment located on the popular Southwold seafront, benefitting from spectacular sea views from all rooms.

**Pier View is accessed via a communal entrance hall, located on Dunwich Road, with stairs leading to the first floor entrance door.**

When entering the apartment you are welcomed into a central hallway, providing access to all living areas. To the rear of the apartment is the light and bright kitchen with space for a dining table and with lovely views across to the iconic pier. The delightful spacious sitting room, with its bay window and feature fireplace, also provides stunning sea views and is a comfortable place to relax. The main bedroom which is situated at the front of the apartment is dual aspect, again with wonderful views to both the pier and out to sea and has a built-in wardrobe. The second bedroom is also a double and provides those all-important views. The accommodation is completed with a family shower room and useful cloakroom.

The property benefits from an idyllic location, right on the sea front and with close proximity to the hustle and bustle of Southwold High street. The property is currently a very

successful holiday let would be an ideal 2nd home or main residence.

A picturesque and thriving market town, Southwold is dotted with independent boutiques, shops and an excellent variety of restaurants and cafes. There are several highly-rated state and private schools in the area catering for all ages. Suffolk's other coastal highlights of Walberswick, Dunwich and Covehithe are just a short drive away.

#### TENURE-

Leasehold- 999 year lease which started on the 1st Jan 1998.

#### SERVICES

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

#### VIEWING

Strictly by appointment with the agent's Southwold Office.

#### LOCAL AUTHORITY

East Suffolk Council – Not currently registered for Council Tax.





STUNNING SEA VIEWS

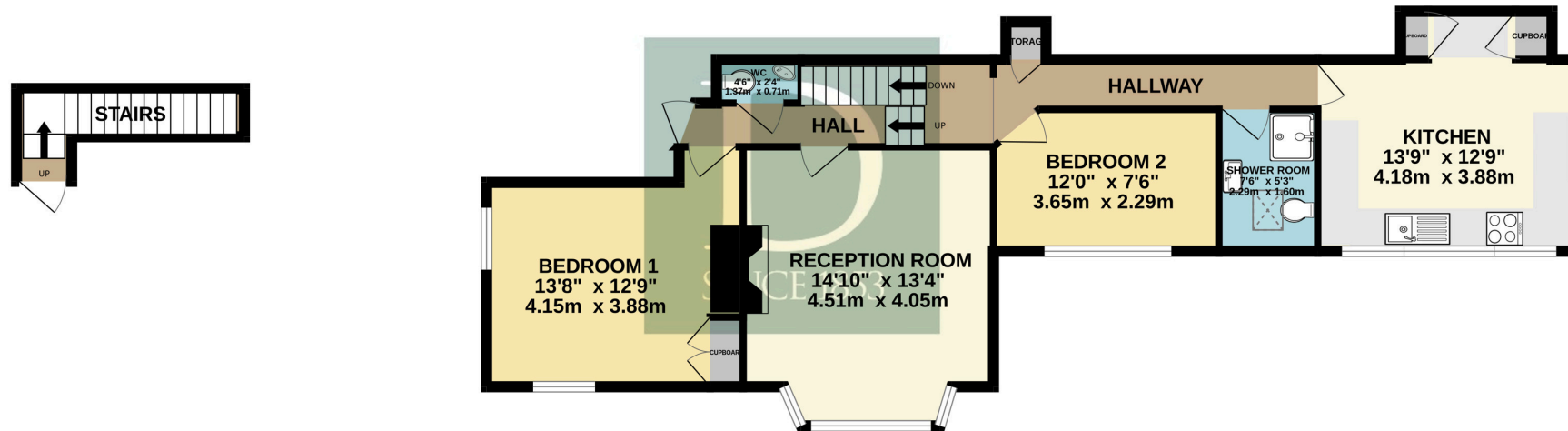




## FLOOR PLAN

FIRST FLOOR  
38 sq.ft. (3.5 sq.m.) approx.

2ND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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### CONTACT US

Durrants, 98 High Street, Southwold,  
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : [southwold@durrants.com](mailto:southwold@durrants.com)