



20 PIER AVENUE
SOUTHWOLD, IP18 6BU



This well presented two-bedroom seaside residence offers open plan living with garden and off-road parking.

Located close to the beach and a short stroll to the centre of the town this welcoming holiday retreat also has the benefit of planning permission to extend the property, incorporating a third bedroom and ensuite facilities to the master bedroom.

Entering from the front to a hallway which opens to a lovely open plan study/dining/sitting area. This space is flooded with light from windows/doors to three elevations and has great built-in storage and stairs rising to the first floor. The kitchen is accessed off this area overlooking the front aspect and is fitted with a good range of units.

On the first floor the landing gives access to two bedrooms and a bathroom. The rear bedroom is particularly appealing having partial views towards the Buss Creek.

Outside the property is approached via a pathway through the front garden which is planted with established shrubs. To the rear is a well-maintained paved garden with shrub borders and trees providing an ideal spot for al fresco dining or

just enjoying a quiet moment. The off-road parking space can be found at the side of the property accessed off St. Edmunds Road.

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.

TENURE – FREEHOLD

EPC - C

LOCAL AUTHORITY

East Suffolk Council. Band C

SERVICES

Mains services are connected. (Durrants has 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.

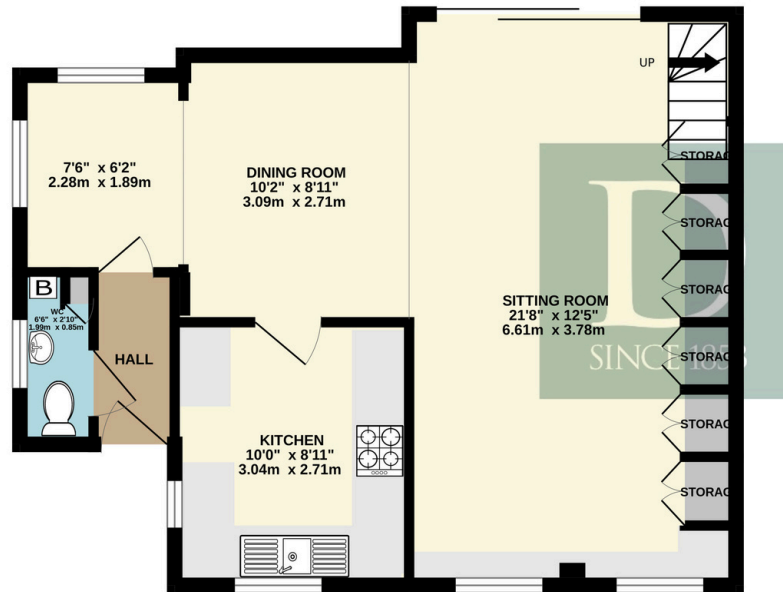




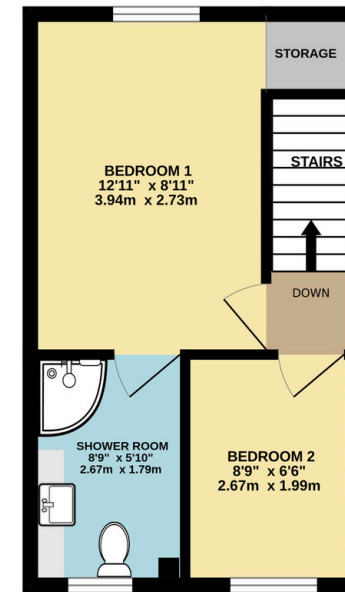
OFF ROAD
PARKING

FLOOR PLAN

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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

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