



BARLEY HOUSE

11 EAST CLIFF

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11 EAST CLIFF, SOUTHWOLD



This substantial Victorian property offers spacious accommodation set over four storeys and boasts panoramic sea views from every floor.

The light and airy well proportioned and flexible accommodation provides all the modern facilities desired with original Victorian features preserving the character of the building.

You enter the property into the entrance hall with stairs to the first floor, a cloakroom and door to the magnificent dual aspect living room with superb sea views, feature fireplace with gas coal effect fire and original timber floor. A door leads to the rear lobby with staircase down to the kitchen/dining room. The stylish kitchen which has partial sea views, offers handmade painted units with granite worksurfaces, range cooker, fridge freezer, walk in pantry, utility room and generous dining area. French doors lead to the rear courtyard.

Stairs to the first floor lead to two of the double bedrooms. The rear bedroom offers views over the rooftops to the lighthouse and Church and has a stylish en-suite shower room. The front bedroom offers sea views with contemporary en-suite shower room. Further stairs lead to the second floor and the

light filled generous principal bedroom with stunning sea views. A door leads through to the fourth bedroom/dressing room with views to the rear and with door leading into the beautifully styled ensuite with double ended bath and separate shower.

To the rear is a small enclosed courtyard garden laid to Astro turf. A pedestrian hand gate provides access to Victoria Street.

A picturesque and thriving market town, Southwold is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes. Suffolk's other coastal highlights of Walberswick, Dunwich and Covehithe are just a short drive away, offering a more relaxed and chilled feel to the bustle of Southwold.

TENURE- FREEHOLD

EPC- D







LOCAL AUTHORITY

East Suffolk Council. Band F

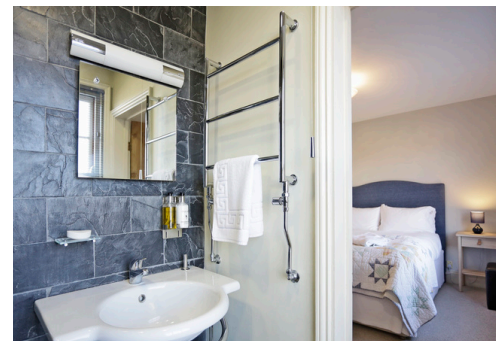
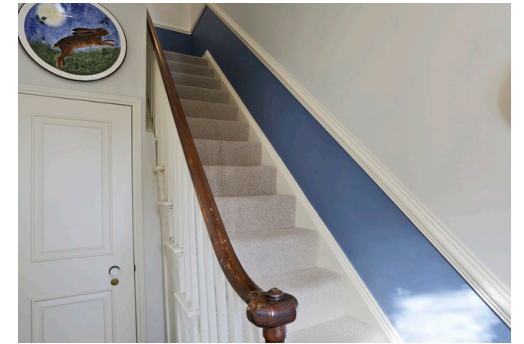
SERVICES

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

VIEWING

Strictly by appointment with the agent's Southwold Office.



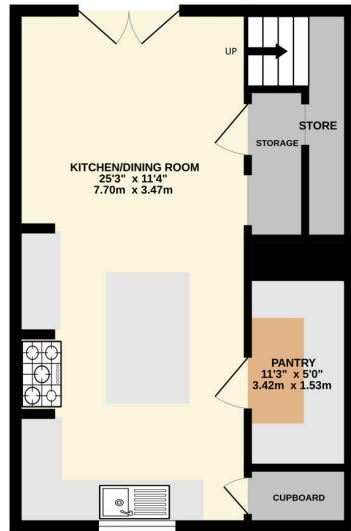




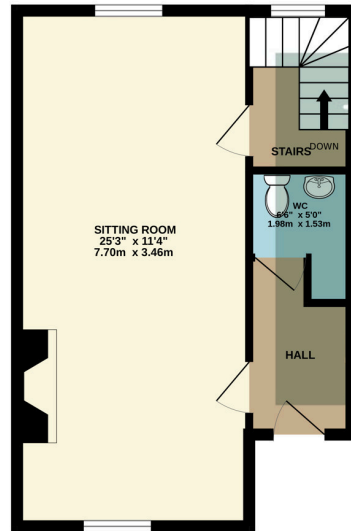


FLOOR PLAN

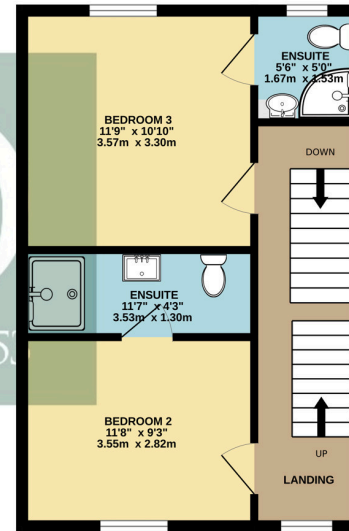
LOWER GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



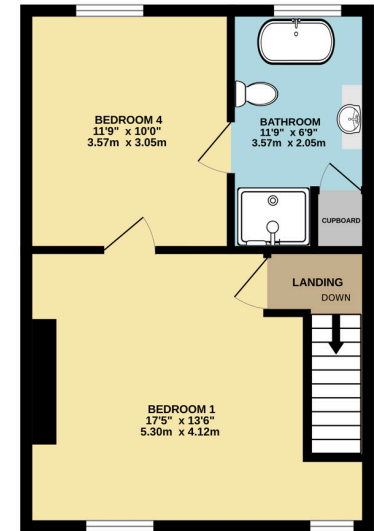
GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.8 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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- 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.

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