



10 EAST STREET  
SOUTHWOLD





Situated in the heart of Southwold, is this wonderfully, newly renovated and sympathetically modernised home boasting all that you would want from a wonderful coastal home.

**This beautifully presented property provides light and spacious accommodation over three floors and provides a perfect balance for modern family life with its mix of character and contemporary styling.**

You are welcomed into the property via the entrance hall which leads to all ground floor accommodation, a useful cloakroom, and stairs to the first floor. To your right is a spacious sitting room, with contemporary feature fireplace, opening into the dining area which has a door onto the rear courtyard and offers a further sitting area. The kitchen has plenty of storage and has space for a range cooker. The ground floor accommodation benefits from its flowing open plan, ideal for modern living.

Stairs rise to the first floor where there are three light and airy double bedrooms and a family bath/shower room. The generous principal bedroom has an array of built in wardrobes and a stylish ensuite shower room. Stairs lead to a further double bedroom with storage space, sitting area and

skylight, providing view towards the sea and lighthouse.

Outside there is a large courtyard garden and the property also has access via a pathway leading round from East Street.

Southwold is a highly popular coastal town which has been loved by holidaymakers and residents for decades for its beautiful beach, seaside attractions and independent shops and restaurants.

**TENURE - FREEHOLD**

**VIEWING**

Strictly by appointment with the agent's Southwold Office

**EPC - D**

**LOCAL AUTHORITY**

East Suffolk Council. Band E

**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).















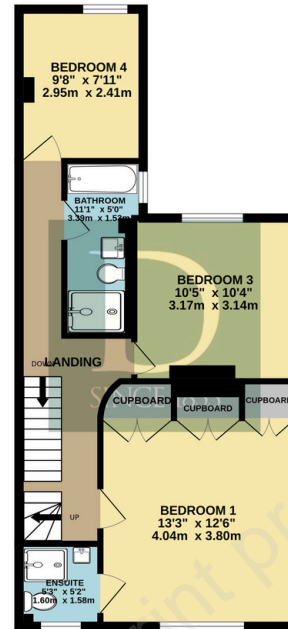


## FLOOR PLAN

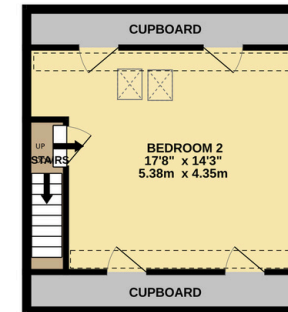
GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 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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