



VICARY'S HOUSE
34, STRADBROKE ROAD SOUTHWOLD



This substantial attached property is very well presented and offers a spacious and characterful home for all to enjoy.

Vicary's House is an impressive family home located a few short steps from Southwold's iconic lighthouse and moments from the beach and High Street. An attractive red brick property, this fabulous home boasts plenty of space and comfort with its tasteful décor.

You are welcomed into the property via a lobby into the hallway which leads to a further hall providing access to the ground floor accommodation. To the front is a large bright and airy sitting room with contemporary fireplace and bay window overlooking the front garden. To the rear is a good sized well fitted kitchen diner with internal window to the sitting room and window overlooking the rear courtyard. The ground floor accommodation is completed with a rear hallway, useful shower room and door to the rear.

Stairs to the first floor lead to two double bedrooms, one with en suite shower room and the family bathroom. The second floor provides a single and twin bedroom.

To the front of the property is off road parking, for at least two vehicles and a gate leading into the enclosed garden with terraced area providing plenty of space to enjoy al fresco dining or simply have a relaxing moment in the sunshine.

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. The town hosts annual festivals and there are a number of clubs and facilities catering for sporting interests.

TENURE - Freehold

EPC – F

LOCAL AUTHORITY - East Suffolk Council. – Not currently registered for Council Tax

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





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