



7 NORTH PARADE

SOUTHWOLD IP18 6LP





## 7 North Parade is a fabulous home, occupying a prominent location on Southwolds sea front.

**This beautifully presented property has been well maintained and offers generous, light and airy accommodation with panoramic views of the sea.**

You enter the property at the side into a spacious entrance hall which provides access to all main accommodation of the home. Positioned to the front of the property is a very generous reception room with large bay window, with views overlooking the sea. To the rear, is a good sized modern fitted kitchen/dining room with bay window to the side. There is also access from the rear of the home to a passageway.

Stairs to the first floor landing lead to two large double bedrooms. Bedroom one is at the rear and benefits from large windows, creating a lovely light room, ensuite shower room and built in storage space. Bedroom two is positioned to the front of the home and is currently being used as a further sitting room, the large bay window to the front offering spectacular sea views, ideal to enjoy in all seasons. The first floor is completed with a WC.

Stairs rise to the second floor, leading to two further double bedrooms. Bedroom three is located to the front of home again with views overlooking the seafront, with bedroom four situated to the rear and benefits from built in storage. The accommodation is completed with a large family bath & shower room.

The property additionally benefits from built in storage space throughout and a lovely easily maintainable front courtyard, a fantastic space to enjoy in summer seasons and ideal for alfresco dining.

### TENURE- FREEHOLD

### LOCAL AUTHORITY

East Suffolk Council. Band F

### SERVICES

All main 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.







PROMINENT  
POSITION





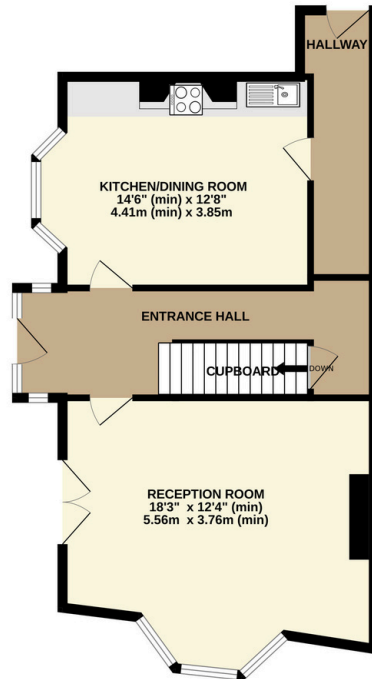




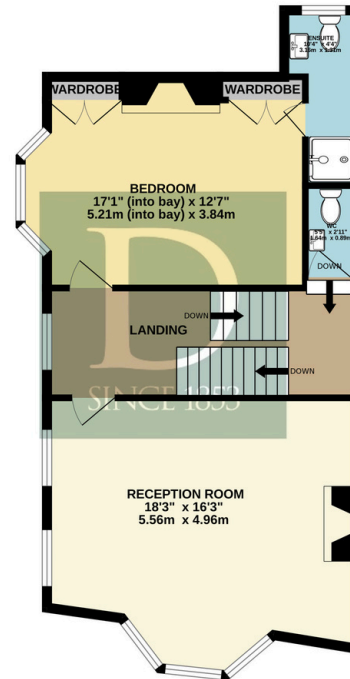


## FLOOR PLAN

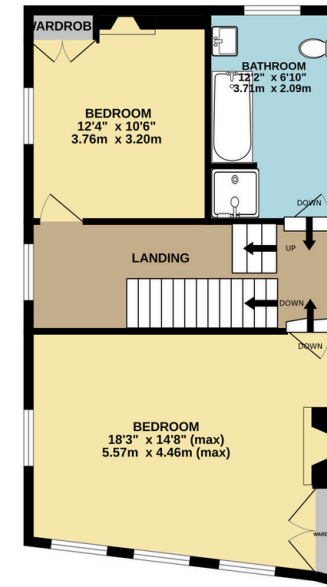
GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



SECOND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1819 sq.ft. (169.0 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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