



SEAHOLME
20 FERRY ROAD, SOUTHWOLD



Seaholme provides a unique opportunity to purchase a home, nestled within Southwold's popular seafront.

The property benefits from a stunning location and panoramic views, stepping off the veranda straight onto the dunes. Occupying a good plot, the property also benefits from plenty of parking.

Walking into the property you are greeted by a useful entrance hall with plenty of storage and providing access to all main accommodation of the home. Immediately to your right are two family shower rooms, ideal for multi generational living.

Situated to the rear is a generously sized open plan living room/diner/kitchen, ideal for modern living. The shaker style kitchen opens up onto the main accommodation which has double doors opening onto the veranda at the rear, an ideal entertainment space for all to enjoy and beautiful for alfresco dining in summer months. Leading on from the sitting room area are two double bedrooms. The accommodation is completed with a useful sunroom, with double doors opening onto the front.

A picturesque and thriving market town, Southwold is dotted with

independent boutiques, shops, a cinema and a variety of restaurants and cafes. The town hosts annual festivals and there are numerous clubs and facilities catering for all interests.

TENURE

Leasehold. The property is subject to a 21 year lease starting in November 2021.

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Band A

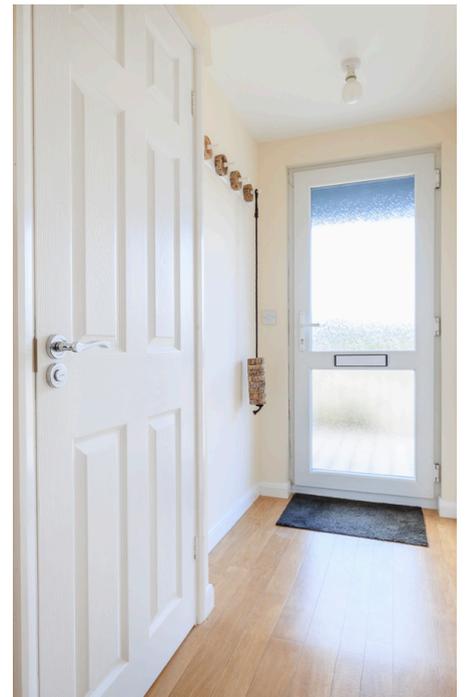
EPC- TBC

SERVICES

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









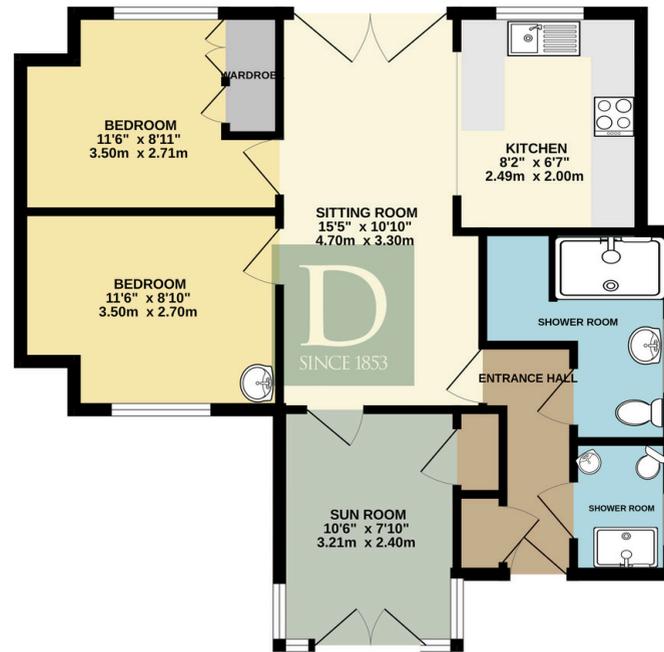
STUNNING
LOCATION





FLOOR PLAN

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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