



1 THE SANDLINGS  
FIELDSTILE ROAD, SOUTHWOLD, IP18 6LX





## 1 The Sandlings is a stylishly presented modern townhouse, benefitting from off road parking and a fabulous location

Situated approximately one hundred yards from the beach with stunning views over the Heritage coastline & pier, the property offers low maintenance high quality living.

This three-bedroom, three bathroom house has been completed to an exceptionally high standard and includes off-road parking and has a good sized rear courtyard garden with a detached workshop, which has the potential for a number of uses.

The Sandlings living accommodation is located on the first floor and fully takes advantage of the spectacular views. The bedrooms are split between the ground floor and second floor with both floors having bath/shower rooms.

Upon entering the hallway that connects to all principal areas of the ground floor. To your left, you will find the principal bedroom, featuring charming bay-fronted windows that frame uninterrupted views of the sea and ensuite shower room. The ground floor accommodation is completed with utility room with direct access into the rear courtyard.

Stairs rise leading into a stunning open-plan kitchen, dining, and sitting room. The living space is bright and airy, benefitting from large windows that fill the room with natural light. The kitchen features a beautiful modern design with built-in appliances. The open layout connects all areas, creating an ideal entertainment space. The room is completed with an elegant bay window, offering picturesque views over Southwold.

Stairs rise to the upper floor where you will find two generously proportioned double bedrooms. Each bedroom is thoughtfully designed with ample storage space and modern decor. The floor is completed by two separate bathrooms; one serving as an en-suite.

### SERVICES

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

### VIEWINGS

Strictly by appointment with the agent's Southwold Office.

### LOCAL AUTHORITY –

East Suffolk Council. Band F

### TENURE

Freehold

















## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

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### CONTACT US

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