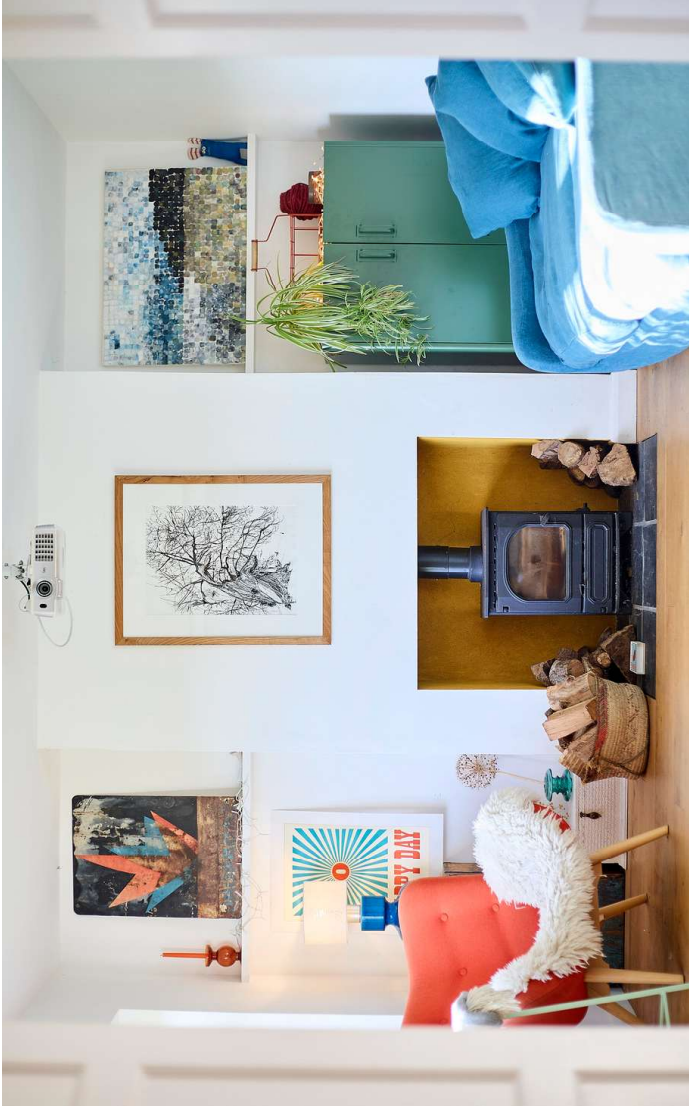




14 HEATH VIEW

WESTLETON, IP17 3AT



Perfectly positioned opposite the open expanse of Westleton Heath, this charming semi-detached home offers a rare combination of bright spacious living, character features, and delightful outdoor space, in a nature rich setting.

Beautifully maintained with a practical and well-considered layout, 14 Heath View is a home that blends comfort, spaciousness and character in a sought-after location.

Step inside via a stable door to a welcoming, light filled reception room, that opens directly onto the rear garden through expansive bi-folding doors— perfect for bringing the outdoors in. Beyond this is a simple, open kitchen which is both functional and sociable also offering access to the garden through French doors, ideal for al fresco dining . Flowing naturally from the kitchen is a dining room (a multifunctional space currently used as a study), which in turn opens through double doors on to a bright sitting room featuring a log burner, a warm and inviting focal point, especially in winter months. A convenient downstairs W/C completes the ground floor, which is oak floored throughout.

Upstairs, you'll find two generously sized bedrooms, principal bedroom with striking views across the heath. The accommodation is completed with a well-appointed family bathroom.

The home is set well back from the road with a good-sized front garden, which visually blends with the heath beyond, while the rear garden provides a private retreat, offering plenty of space for relaxing, entertaining, or gardening and includes a polytunnel and potting shed. Outside, to the end of the adjacent properties, bay parking is available.

Westleton is an attractive village, well positioned for the coastline and popular beaches of Dunwich and Walberswick, just a short drive away. The village boasts a good range of amenities with a well stocked village store and post office, the impressive Westleton Crown Hotel and the White Horse public house. Nearby is the renowned RSPB Minmere nature reserve. The neighbouring town of Southwold is reachable in under 15 minutes and has become renowned for its thriving high street, pier, lighthouse and Adhams Brewery.

TENURE-

freehold

LOCAL AUTHORITY-

East Suffolk Council- Band C

SERVICES

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



2



3



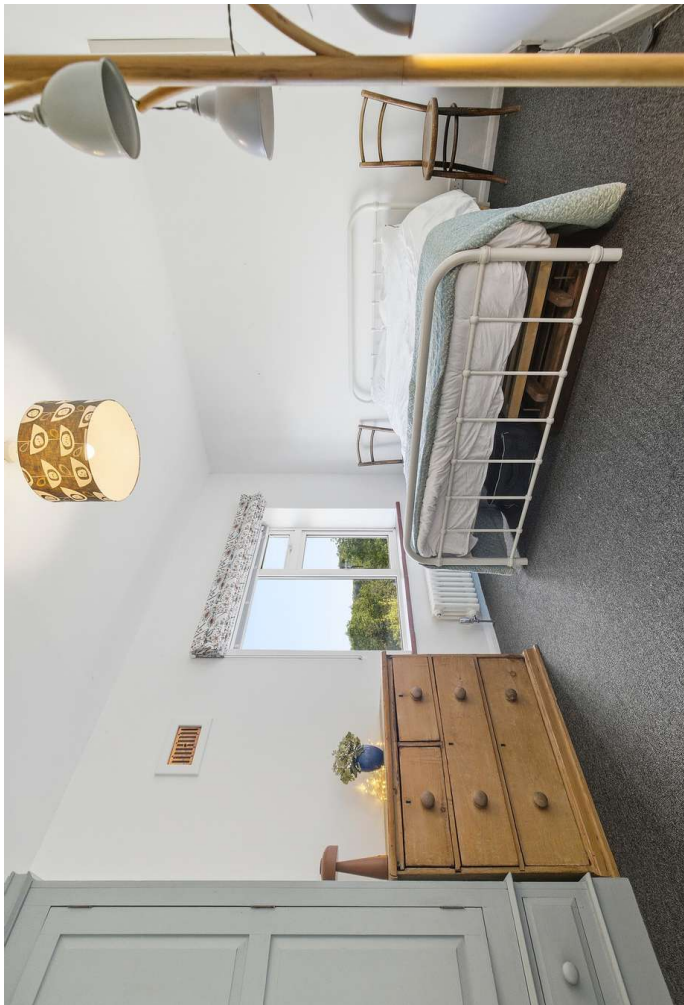
1



D

LARGE FRONT
AND REAR
GARDEN

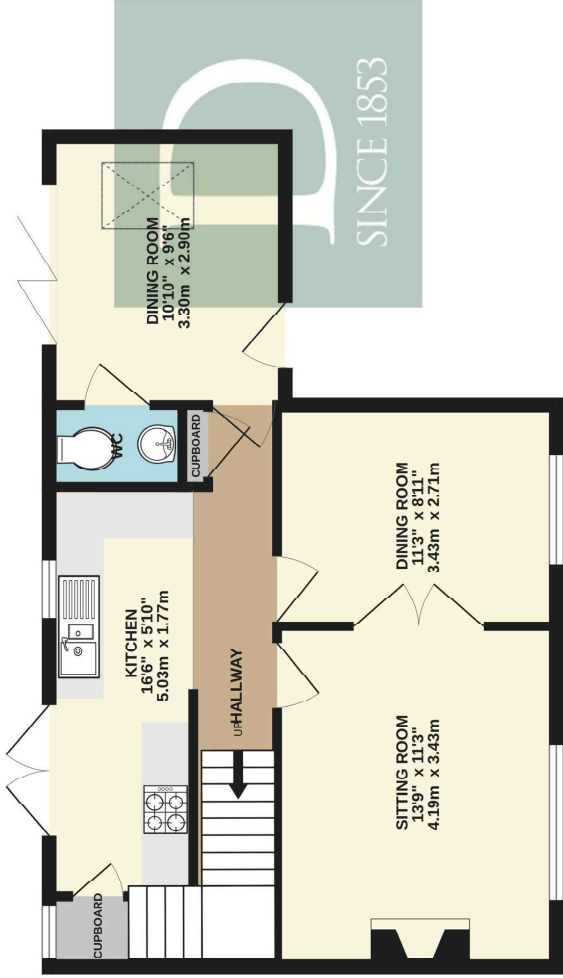




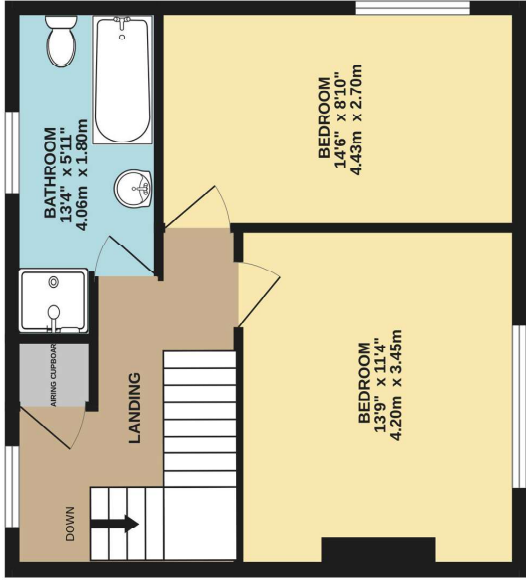


FLOOR PLAN

GROUND FLOOR
559 sq.ft (52.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 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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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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