

**45 Marlborough Road,**  
Southwold, Suffolk, IP18 6LS

**DURRANTS**  
SINCE 1853







A significant three bedroom family home situated in the heart of Southwold only a 'stone's throw' from the renowned pier and Blue Flag Award Winning beach.

**Offering a mature enclosed garden and a garage, 45 Marlborough Road provides a wealth of sought after features for this highly popular seaside town. With sea views from the first floor and three large bedrooms, the property provides a superb opportunity for any prospective purchaser.**

Only a short walk from Southwold's high street where restaurants, boutiques and much more can be found we highly recommend viewing this spacious and promising property.

#### EPC

Band TBC

#### SERVICES

All 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.

#### LOCAL AUTHORITY

Waveney District Council. Band: D

#### DURRANTS BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management – please contact the team directly on 01379 646603.





 SPACIOUS  
HOME



## FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

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### CONTACT US

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