Flick & Son
Coast and Country







Southwold, Suffolk

Guide Price £325,000

- End Terrace
- Kitchen
- Short stroll from High Street & Beach
- Two Double Bedrooms
- Front & Rear Gardens
- Chain Free
- Lounge/Diner
- Driveway
- EPC - D

8 Queen Street, Southwold, Suffolk, IP18 6EQ
01502 722253

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www.flickandson.co.uk

St. Edmunds Road, Southwold

The property is situated in the perfect location a short stroll from the sea front, High Street and Pier. Occupying a prominent position on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and the promenade is lined with colourful beach huts. At the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.

2 1 1 D

Council Tax Band: B





DESCRIPTION
A beautifully positioned coastal home a short walk from the beach town Centre Harbour and all that has Southwold has to offer

Set within a highly sort after part of Southwold this deceptively spacious property brings bright and versatile accommodation with a far greater sense of warmth and a space than photographs can fully capture. The house enjoys a peaceful residential setting while remaining only minutes from the seafront park local shops cafés and the vibrant town Centre.

Inside the property provides comfortable and flexible living accommodation ideally suited to permanent living a coastal retreat or investment purchase. The layout flows naturally with well proportioned rooms and plenty of natural light throughout creating a welcoming and relaxed atmosphere.

The accommodation includes a generous sitting room, fitted kitchen well proportioned bedrooms and family bathroom facilities all offering excellent potential for personalisation whilst remaining immediately usable and well maintained.

Externally the property benefits from generous private garden to the rear and a small garden and parking at the front which sets this ideal property back from the road.
One of the properties greatest strength is its location, local amenities, coastal walks and transport links are close by. Few homes offer the ability to enjoy both the tranquility and attractions of Southwold within such easy walking distance. The beach the pier the High Street, the harbour and surrounding countryside are all readily accessible making this an excellent opportunity to enjoy the very best of the Suffolk heritage coast property is offered with no one detained due to bereavement and early viewing is highly recommended.

ACCOMMODATION
Multi-pane porch with door to:

ENTRANCE HALL
Stairs to first floor with storage cupboard under. Wall mounted heater, doors to lounge and kitchen.

LOUNGE/DINER
Double glazed window to front and side aspect, double glazed French doors to conservatory. Feature fireplace. Door to kitchen.

KITCHEN
Double glazed window to rear aspect, range of base and wall mounted units stainless steel sink and drainer unit, plumbing for washing machine.

CONSERVATORY
Double glazed windows with sliding double glazed doors to garden.

LANDING
Access to loft, door to storage cupboard and doors to:

BEDROOM 1
Double glazed window to front aspect, built in wardrobes.

BEDROOM 2
Double glazed window to rear aspect, built in wardrobes.

BATHROOM
Double glazed window to rear aspect, three piece suite comprising low-level WC, pedestal wash hand basin, bath.

OUTSIDE
The front garden is mainly laid to lawn with mature shrub borders, double gates lead to a block paved drive suitable for a small vehicle. Gated side access to rear garden which is laid to lawn with mature shrub borders and garden sheds.

SERVICES
Mains electricity, water and drainage.

OUTGOINGS
Council Tax Band currently B

TENURE
Freehold.

VIEWING
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref:

FIXTURES & FITTINGS
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.











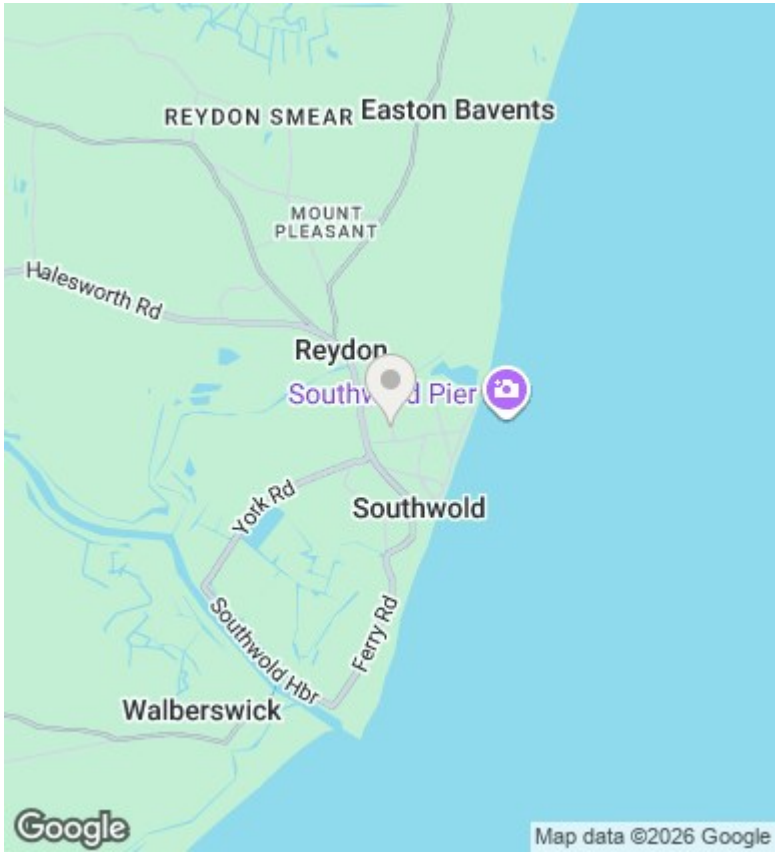










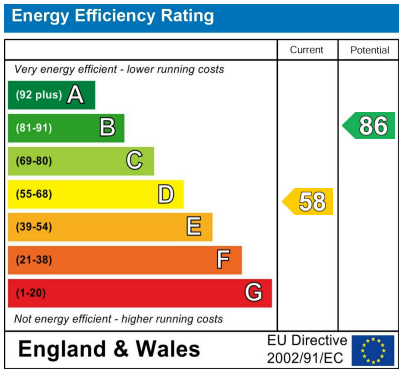


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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