Flick & Son
Coast and Country

Reydon, Southwold

Guide Price £325,000

- No Onward Chain
- Ample Parking & Garage
- Bathroom & Store/Office
- Three Double Bedrooms
- Fitted Kitchen/Breakfast room
- Gas Central Heating & Double Glazing
- Close to Village Shop & Bus Stop
- Conservatory
- EPC - D

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

southwold@flickandson.co.uk
www.flickandson.co.uk

Green Lane, Reydon

A spacious detached bungalow with generous grounds and versatile living spaces.
Located about one mile from the renowned coastal town of Southwold, Reydon boasts a number of local amenities, including; primary school, healthy living centre/doctors surgery, two general stores, bowls clubs and the splendid Randolph Hotel. Situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Reydon is within walking distance of the renowned coastal town of Southwold. With its sandy beach, promenade with colourful beach huts, famous pier and High Street with an eclectic range of boutique and High Street shops, the surrounding area is renowned for its coastline and countryside pursuits.

3 1 1 D

Council Tax Band: D

DESCRIPTION

Set well back from the road on a generous plot, this impressive individual detached bungalow offers a rare combination of individuality, space, and convenience. A wide block-paved driveway provides ample off-road parking and turning space, along with direct access to a single garage—ideal for families and those with multiple vehicles.
On entering the property, a welcoming entrance lobby opens into a central hallway that sets the tone for the spacious accommodation throughout. A large walk-in store, currently utilised as a home office, offers excellent potential for flexible use, whether for remote working, hobbies, or additional storage.

The accommodation comprises three well-proportioned double bedrooms, each fitted with a combination of built-in or bespoke bedroom furniture, providing generous storage and a streamlined look. The family bathroom is well-appointed, catering to the needs of a growing household or visiting guests.

At the heart of the home lies a well-equipped kitchen/breakfast room featuring a range of integrated appliances and ample space for informal dining. From here, patio doors lead into a bright and airy conservatory—a superb living space that enjoys panoramic views of the garden and creates a seamless connection between indoor and outdoor living.

Step outside onto a wide, paved terrace, perfect for al fresco dining or entertaining, which overlooks a lawn bordered by mature hedgerows. A timber garden store provides additional storage for outdoor tools and equipment.
Additional features include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Offered for sale with no onward chain, this property is ideal for buyers seeking early occupation and the ease of a smooth purchase.

This charming bungalow combines spacious, flexible accommodation with attractive gardens in a peaceful yet accessible location—an excellent opportunity not to be missed.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains gas, electricity, water and drainage.

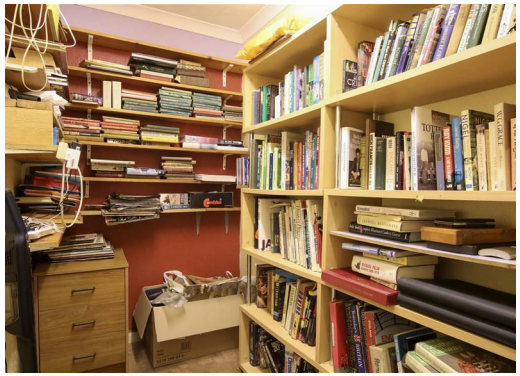
VIEWING ARRANGEMENTS

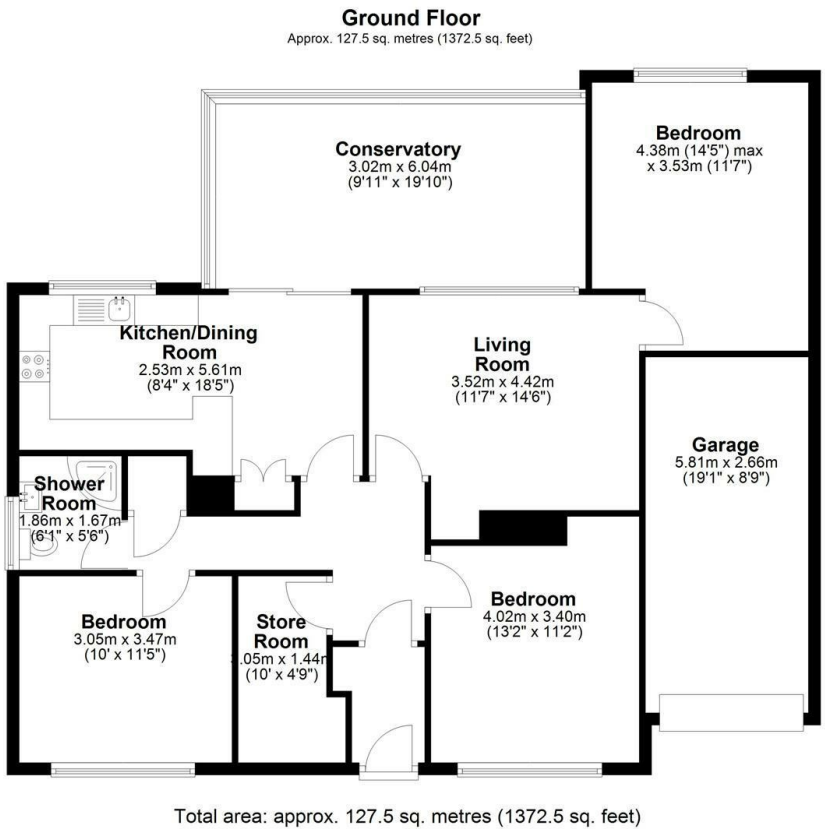
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.
Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20868/RDB.

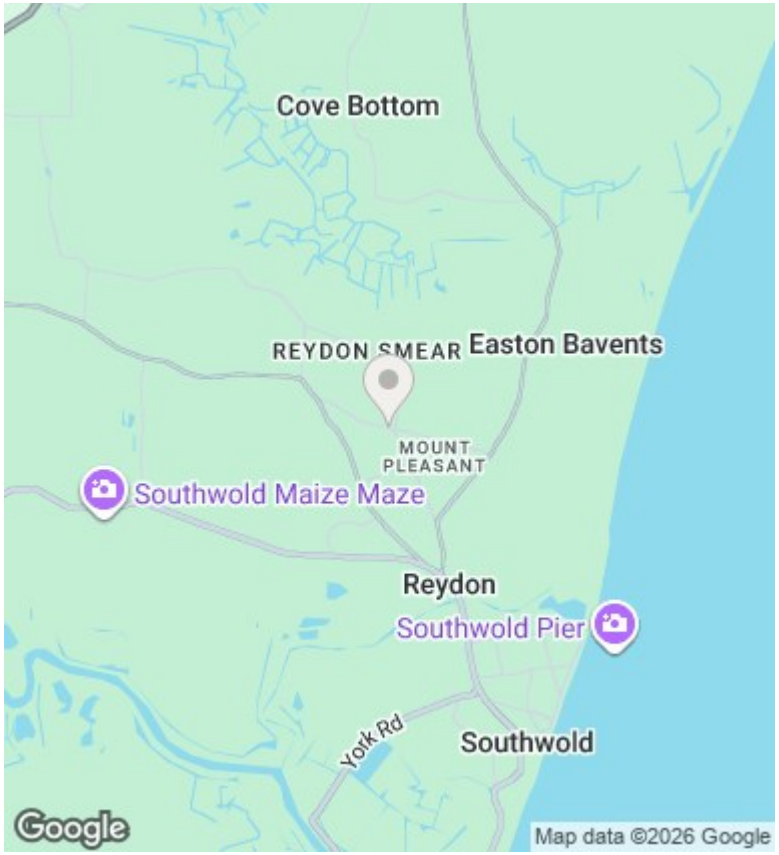
FIXTURES & FITTINGS

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.





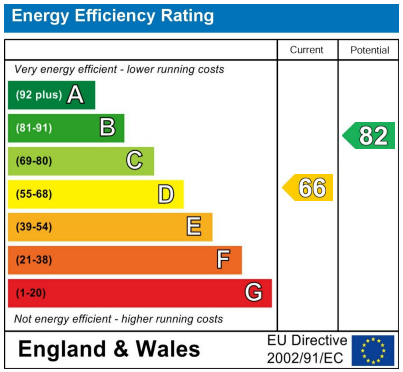


Conveyancing, Surveys & Financial Services

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

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

southwold@flickandson.co.uk
www.flickandson.co.uk