



## Southwold,

£1,475 PCM

- Split-level maisonette
- Spacious sitting room
- EPC: E
- Town centre location
- Master bedroom with fitted wardrobes
- Holding deposit: £340.38
- Moments from the beach
- Two further bedrooms
- Pet considered

# High Street, Southwold

A gorgeous & extremely spacious split-level three bedroom maisonette located in the heart of the popular coastal town of Southwold. GFCH. EPC E.



Council Tax Band: C



## DESCRIPTION

Flick & Son are pleased to offer for rent this gorgeous & extremely spacious split-level three bedroom maisonette located in the heart of the popular coastal town of Southwold.

## ACCOMMODATION

This substantial apartment spans three levels and provides beautifully balanced living space throughout.

Accessed via the ground floor, you are welcomed into a spacious entrance hall featuring a convenient under stairs storage cupboard. Stairs rise to the first floor, where the impressive living/dining room immediately captures attention. A wide bay window frames views of the church and lighthouse, flooding the room with natural light, while an elegant fireplace forms a charming focal point.

To the rear, the kitchen/dining room is fitted with a range of cream cabinets complimented by integrated appliances. The generously proportioned bathroom continues the period character and benefits from a walk in shower and separate bathtub. The W/C is located adjacent to the bathroom. The accommodation on this level is completed with a spacious double bedroom.

On the second floor, a practical landing offers potential for a study area. Two further double bedrooms are found up here, with the master bedroom benefitting from fitted wardrobes.

The property is heated via gas fired central heating. It has an EPC rating E.

## LOCATION

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.

## AVAILABILITY

The property is available from the 12th March 2026 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,701.92

Pet considered. Sorry, no smokers.

The property is offered fully furnished.

## VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

## 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.

## Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.