



Southwold, Guide Price £299,000

- Yards From The Sea Front, Beach and Marketplace
- Successful Holiday Let
- Electric Heating, Part Under Floor
- Exceptional Design and Specification
- Double Bedroom with Ensuite with Jacuzzi Bath
- Share of Freehold
- Open Plan Living Room & High Quality Kitchen
- Available to Purchase as a Going Concern
- EPC - D

Trinity Street, Southwold

A unique opportunity to acquire a stunning first floor apartment a few paces from the sea front in the heart of Southwold. Situated within the conservation area a short stroll to the marketplace and High Street of this renowned seaside town. Great attention to detail has been shown in the design to create a beautifully presented, particularly stylish and comfortable first floor one bedroom apartment with a wealth of charm and character.

The apartment boasts an excellent specification and is available to purchase fully furnished and equipped to continue this successful holiday letting business.



Council Tax Band:



LOCATION

Located in Trinity Street the apartment is perfectly situated a few paces from the beach and marketplace in the heart of the Conservation Area. Just around the corner is the famous Lord Nelson Pub. The renowned coastal town of Southwold is situated on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. The town has an excellent range of shops and is well known for its pier, sandy beach, working harbour, commons and greens

DESCRIPTION

Glazed double doors open into a well-presented entrance lobby, shared with the ground floor apartment and benefitting from a shared storage facility. A private entrance door leads into an inner lobby with a staircase rising to the first floor, illuminated by automatic lighting.

The first-floor landing enjoys an easterly aspect via a window and provides access to a useful storage cupboard before opening into the main living space. The beautifully appointed open-plan kitchen, living and dining area is a standout feature, showcasing a sash window overlooking Trinity Street. The dining area incorporates bespoke integrated bench seating crafted from reclaimed timber, adding warmth and character to the space.

The kitchen is thoughtfully designed with ample storage, complemented by composite work surfaces and matching splashbacks. High-quality appliances include a Smeg electric oven and hob with extractor above, a Bosch microwave, a concealed dishwasher, and an integrated fridge. Exposed ceiling timbers, vaulted ceilings, and roof lights flood the room with natural light,

enhancing the sense of space and architectural interest.

A connecting door leads to the generously proportioned bedroom, which features a sash window overlooking the street and a vaulted ceiling, creating a light and airy retreat. The bedroom is served by a stylish en-suite bathroom fitted with a contemporary white suite, including a Jacuzzi bath, wash basin with storage beneath, WC, and a separate shower cubicle with both handheld and overhead shower fittings. The bathroom is finished with full-height wall and floor tiling, underfloor heating, a heated towel rail, and a vaulted ceiling with roof light, completing this elegant and luxurious accommodation.

TENURE

Share of Freehold

OUTGOINGS

Council Tax Band currently deleted, (the property is currently subject to business rates)

SERVICES

Mains electricity, water and drainage

VIEWING ARRANGEMENTS

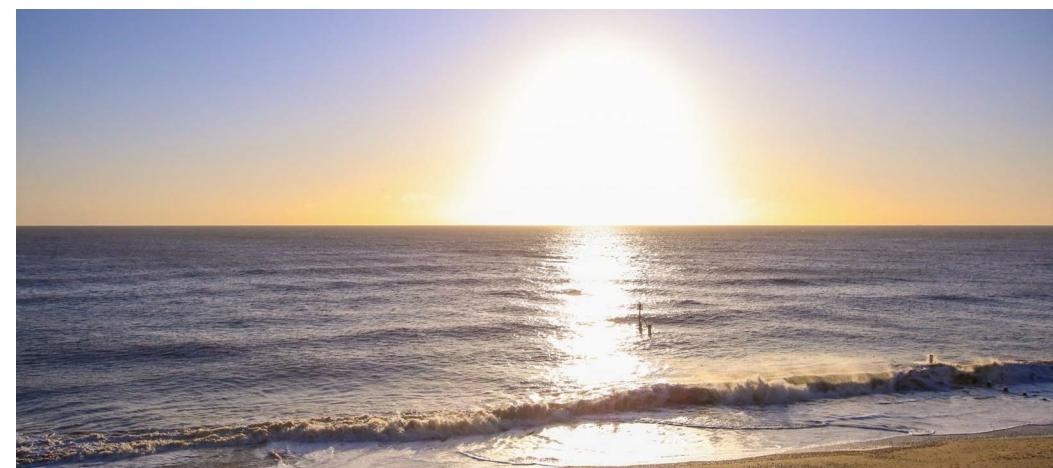
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20989/RDB.

FIXTURES AND 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.





1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



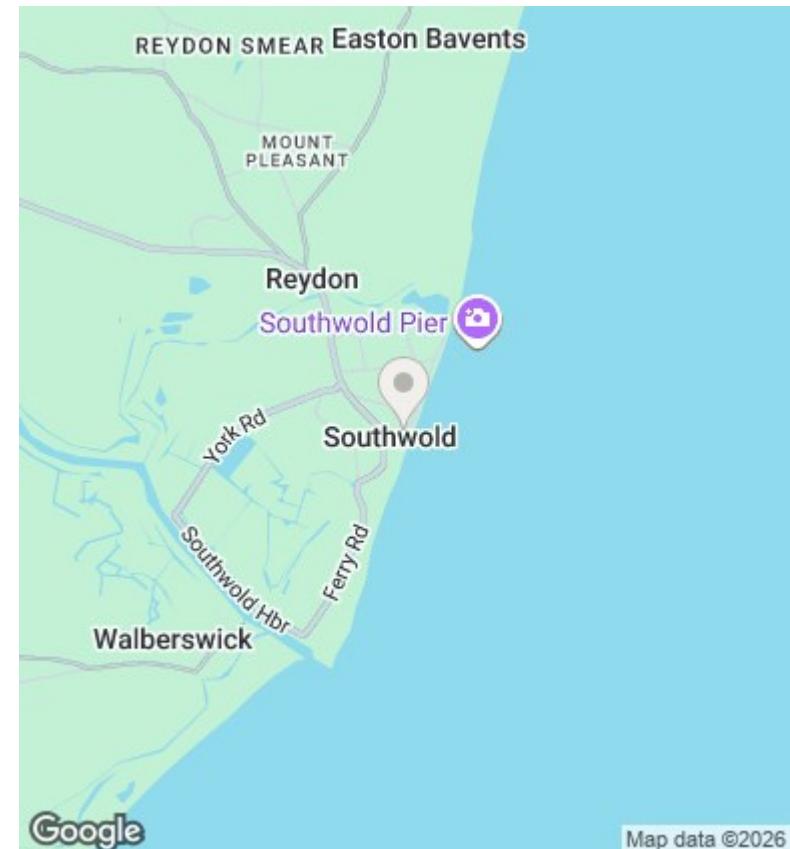
TOTAL FLOOR AREA : 379 sq.ft. (35.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	71	77
(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