Flick & Son
Coast and Country

Reydon, Southwold

Guide Price £400,000

- No Onward Chain
- Large Private Garden
- Walking Distance to Southwold
- Three Bedrooms
- Secluded Location in the Village Centre
- Oil Central Heating & Double Glazing
- Long Private Driveway & Garage
- Potential to Remodel & Extend
- EPC - D

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

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

Wangford Road, Reydon

A three bedroom detached bungalow situated in a secluded location just off of Jubilee Green in the heart of the village of Reydon. 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
A Detached Bungalow in a Secluded Setting within the Heart of Reydon

Tucked away in a peaceful and private location in the sought-after village of Reydon, this spacious detached bungalow sits proudly along a gated private drive, bordered by mature planting. The approach offers ample off-road parking and access to a detached garage.

Upon entering the property, you are welcomed into a central hallway that leads to a bright and inviting living room, featuring a fireplace, views of the front garden, and access to the inner hallway. The dual-aspect kitchen/dining room is filled with natural light and, while it would benefit from modernisation, it offers ample storage and generous worktop space. From here, a conservatory opens out via patio doors to a delightful and well-maintained rear garden.

The inner hallway provides access to three well-proportioned bedrooms and a modern walk-in shower room. The main bedroom enjoys views over the front garden and includes built-in wardrobes. The two additional bedrooms are also light and airy, with pleasant views of the side and rear gardens.

Outside, the generous rear garden is mainly laid to lawn and enhanced by mature fruit trees and a paved patio area—offering a tranquil and private space to relax or entertain.

This charming bungalow presents a rare opportunity to acquire a private home in a desirable village location, with great potential for personalisation.

TENURE
Freehold

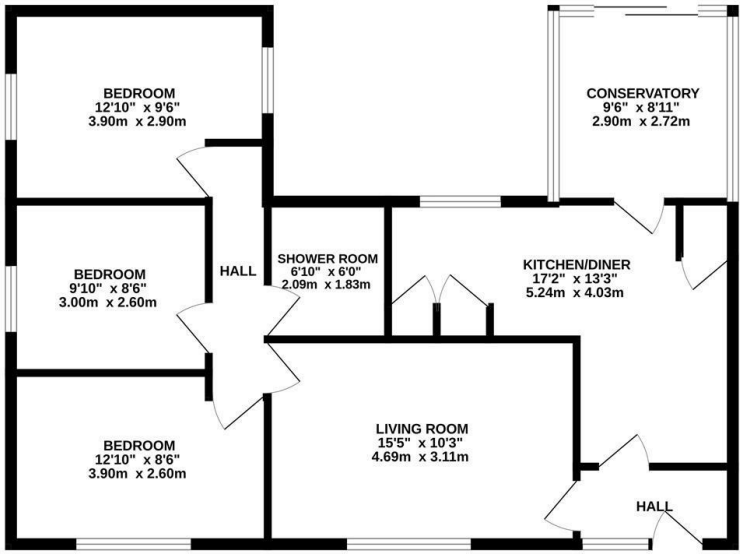
OUTGOINGS
Council Tax Band currently D

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: 20847/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.

GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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 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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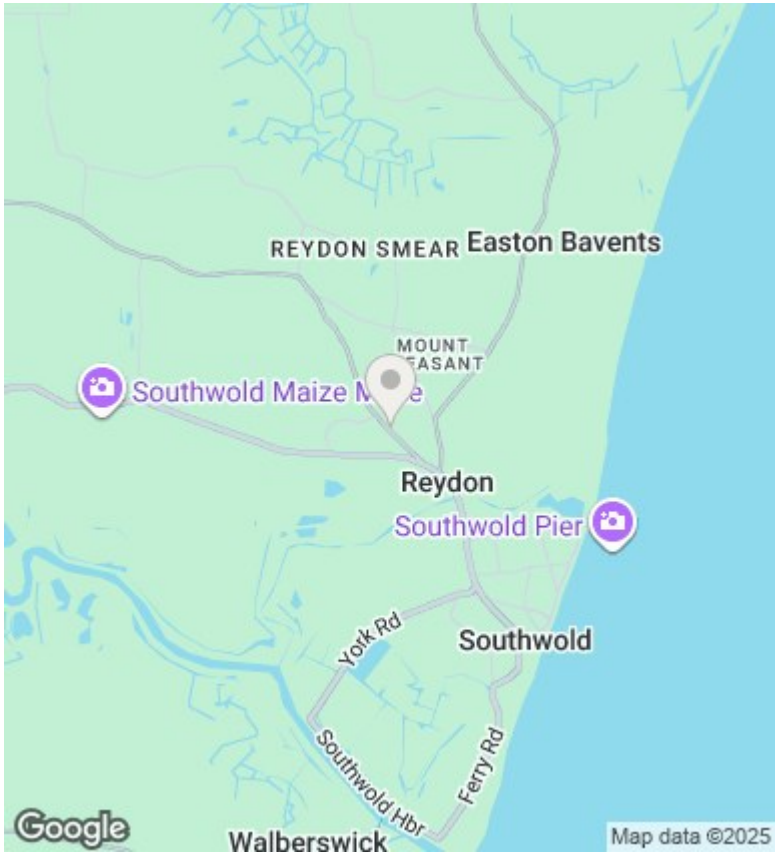

Conveyancing, Surveys & Financial Services

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

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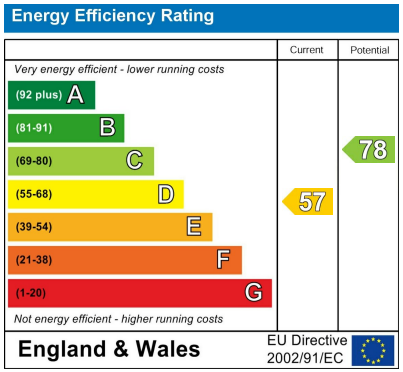

Energy Efficiency Rating

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

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