

39 Kingfisher
Crescent
Reydon
Southwold



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39 Kingfisher Crescent

Guide Price £325,000

Immaculate Two-Bed Bungalow with a Private Garden

Occupying a generous corner plot in a peaceful position towards the end of Kingfisher Crescent, this well-presented two-bedroom bungalow offers bright, easy-going accommodation just a short walk from Southwold. With a private rear garden, garage, driveway parking and an excellent open-plan living space, the property would make a superb permanent home, coastal retreat or lock-up-and-leave base. It is also currently run as a successful Airbnb, offering clear appeal to those looking for an established holiday-let opportunity, and is offered for sale with no onward chain.

The property sits particularly well within its plot, with a broad lawned frontage helping to create a pleasing sense of space on arrival. A private driveway provides off-road parking in front of the single garage, which benefits from power and lighting, while useful gated access leads around the side of the bungalow to the rear garden. Being positioned at the end of the crescent, there is no through traffic, and there is additional on-street parking for visitors nearby, with an attractive area of open green space alongside adding to the sense of openness.

Inside, the accommodation has a relaxed and welcoming feel, beginning with a spacious entrance hall with plenty of room for coats and shoes. Both bedrooms are generous doubles, with the principal bedroom positioned to the rear and enjoying views across the garden, while the second bedroom sits to the front of the property.

At the heart of the bungalow is an impressive open-plan kitchen, dining and living room which gives the home a wonderfully sociable flow. The sitting area is arranged around an attractive bay window, while the kitchen sits at the opposite end of the room and incorporates a central breakfast bar, plentiful cupboard and drawer storage, an integrated dishwasher, space for a washing machine and fridge freezer, and a gas range cooker with extractor above. Dual-aspect windows bring in excellent natural light, while the adjoining dining area opens directly onto the garden through wide bi-fold doors, creating an easy connection between the house and outside space during the warmer months.

The bathroom is similarly well presented and comprises a bath with shower over, wash basin and WC. Gas-fired central heating serves the property.



Outside, the rear garden is wonderfully private and designed with ease of maintenance in mind. The bi-fold doors open onto a decked seating area immediately behind the house, providing a natural extension of the main living space, while a further paved seating area sits towards the rear of the garden. Mature hedging, shrubs and planting provide excellent screening, with no direct overlooking from behind, and there is scope to reclaim further garden space from the existing planting if desired. Side access leads back towards the garage, and its position alongside the bungalow may also offer future possibilities for reconfiguration or incorporation into the main accommodation, subject of course to any necessary consents.

Kingfisher Crescent is well placed for enjoying both Reydon village life and everything Southwold has to offer. The centre of Southwold is approximately a 15-minute walk away, putting its independent shops, cafés, pubs and restaurants within easy reach, together with the town's renowned seafront, beach, pier and promenade. For everyday needs, Reydon itself is well served, with local schooling including Reydon Primary School and nearby Saint Felix School, while medical facilities are available at Sole Bay Health Centre. Rail services can be accessed from Darsham station, providing connections along the East Suffolk Line, with Halesworth also within convenient driving distance.

The property's current use as a successful Airbnb further underlines the strength of its location, particularly for those seeking a coastal investment or holiday home with an established letting history. Equally well suited to permanent occupation, 39 Kingfisher Crescent combines comfortable, low-maintenance accommodation, excellent outside space and a highly convenient setting close to Southwold and the Suffolk coast — all with the added advantage of being chain free.

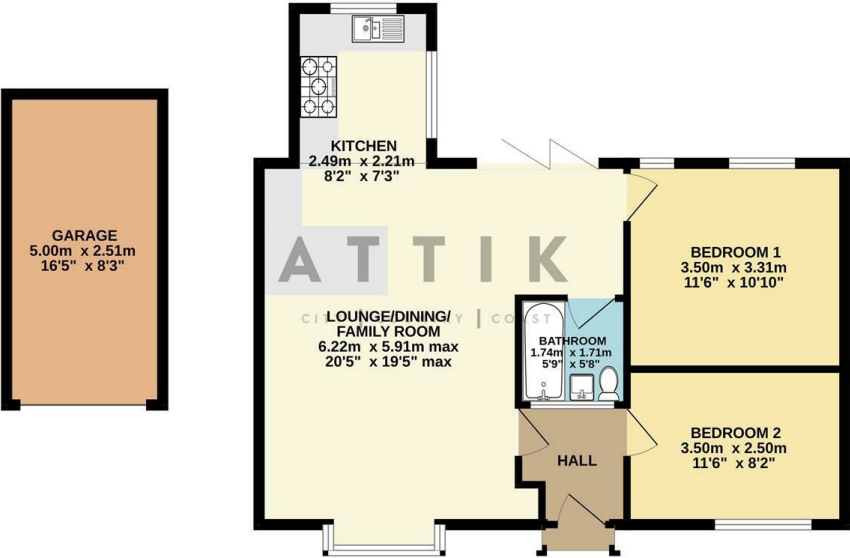
Agents notes...

A pre-recorded walkaround tour is available for this property

There isn't a council tax band for this property as it is currently run as an AirBnB business and is subject to Business Rates, for which the vendors get 100% Small Business Rate Relief. However, similar neighboring properties are Band C



GROUND FLOOR
73.9 sq.m. (795 sq.ft.) approx.

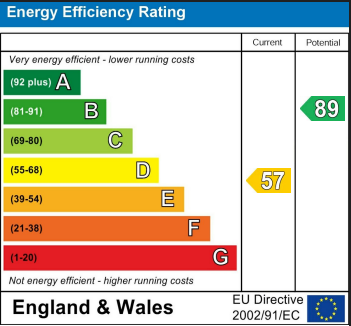


TOTAL FLOOR AREA: 73.9 sq.m. (795 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Local Authority
East Suffolk

Council Tax Band
Exempt

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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