



## Beccles, Suffolk

Guide Price £260,000

- £260,000-£270,000 Guide Price
- Enclosed and Private Rear Garden
- Dual Aspect Living Room
- Three Bedroom End Terrace
- Characterful Features Throughout
- Prime Suffolk Location close to Southwold
- Successful Holiday Let & Being Sold With No Chain
- Dining Room with Brick Built Fire Place

# High Street, Beccles

Wangford is a highly desirable and well-served village situated just a short drive from the Suffolk Heritage Coast, making it an ideal base for enjoying the best of both countryside and coastal living. The village offers a welcoming community atmosphere, complete with a well-regarded local pub and a convenient community shop, while the nearby towns of Southwold and Walberswick provide beautiful beaches, independent shops, and scenic walking routes. Surrounded by open countryside yet close to major transport links, Wangford combines rural charm with excellent accessibility, making it a sought-after location for full-time residents, holidaymakers, and second-home owners alike.



Council Tax Band:



## DESCRIPTION

Set in the highly desirable village of Wangford near the Suffolk Heritage Coast, this charming three-bedroom cottage offers an inviting opportunity as a coastal retreat, second home, or ready-made investment, having previously operated as a successful holiday let and being sold with no onward chain. The ground floor features a warm, light-filled living area with dual-aspect windows, a cosy brick-built fireplace, two comfortable seating areas, and exposed beams, leading through to a dining room ideal for entertaining and onward to a spacious, well-equipped kitchen with space for all appliances and access to the rear garden via a traditional stable door. Upstairs are three well-sized bedrooms, each benefitting from features such as exposed beams and bright windows, along with a modern family bathroom fitted with a contemporary shower tray, WC, and sink. Outside, the property enjoys a rear garden with a patio seating area and lawn, creating a pleasant space for outdoor dining and relaxation.

## LIVING AREAS

The living areas of this charming Wangford cottage are warm, welcoming, and full of character. The main living room is a bright and inviting space, benefitting from dual-aspect windows that fill the room with natural light throughout the day. A cosy brick-built fireplace forms the focal point, creating a perfect spot to relax, while exposed beams add rustic charm. The layout offers two comfortable seating areas, making it an ideal room for both everyday living and unwinding with family or guests. Flowing seamlessly from the living room is the dining room, a versatile and well-proportioned space designed for entertaining. With room for a generous dining table, a side-facing window, and characterful features, it provides an attractive setting for both casual meals and

more formal gatherings. Together, the living room and dining room create a harmonious and comfortable ground floor, blending charm, light, and practicality.

## KITCHEN

The kitchen is a spacious and practical area, designed in a modern Shaker style that blends charm with functionality. Finished in soft, calming tones, it offers ample worktop and storage space, making it well suited for everyday cooking and meal preparation. The layout has been thoughtfully planned to accommodate all essential appliances, with dedicated spaces for an electric cooker, washing machine, dishwasher, and fridge-freezer. Access to the rear garden is provided via a traditional stable door, which not only adds character but also allows natural light to flow in, creating a bright and welcoming atmosphere.

## BEDROOMS

The cottage offers three bright and inviting bedrooms, each filled with character and charm. All three rooms benefit from fitted carpets that add warmth and comfort underfoot, while their well-positioned windows allow natural light to pour in throughout the day. The principal bedroom enjoys a lovely outlook over the village church, and the additional bedrooms, set to the side and rear, provide versatile spaces ideal for family, guests, or a home office. Characterful touches such as exposed beams and cottage-style proportions enhance the appeal of each room, creating a welcoming and restful atmosphere across the entire first floor.

## SHOWER ROOM

The shower room has been thoughtfully updated to provide a clean, modern finish while still complementing the cottage's character. It features a recently renovated suite, including a

contemporary shower tray, WC, and sink, all designed with practicality and comfort in mind. Bright and well-presented, the room offers a fresh and inviting space to start the day, completing the first-floor accommodation with style and convenience.

## OUTSIDE

The outside area of the cottage offers a lovely blend of privacy, charm, and practical space. A pathway leads to the rear garden, where a raised patio provides an ideal spot for outdoor seating and dining, perfect for enjoying warmer days or entertaining guests. Beyond the patio lies a lawned area, bordered by mature hedging and trees that create a peaceful and secluded atmosphere. The garden is accessed via a traditional stable door from the kitchen, adding to the cottage's character and making outdoor living both easy and enjoyable.

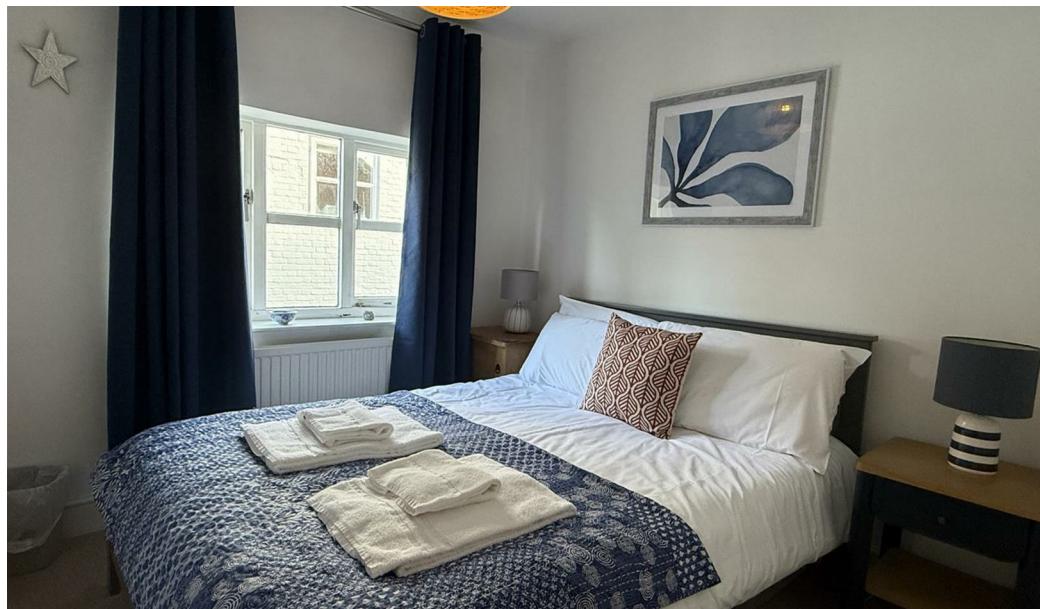
## VIEWING ARRANGEMENTS

## TENURE

## OUTGOINGS

## FIXTURES & FITTINGS

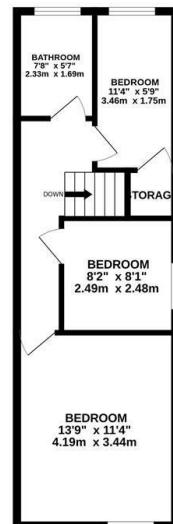




GROUND FLOOR  
480 sq ft. (44.6 sq m.) approx.



1ST FLOOR  
414 sq ft. (38.5 sq m.) approx.



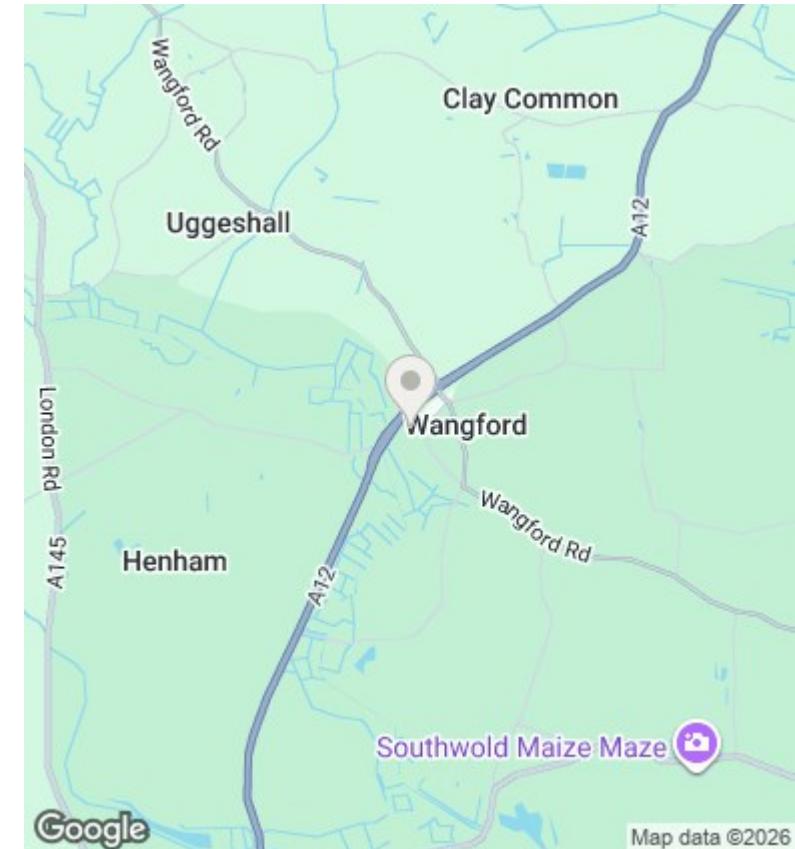
TOTAL FLOOR AREA: 895 sq ft. (83.1 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements and areas are approximate only. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The floorplan has not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 2025.

## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law 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	
(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)