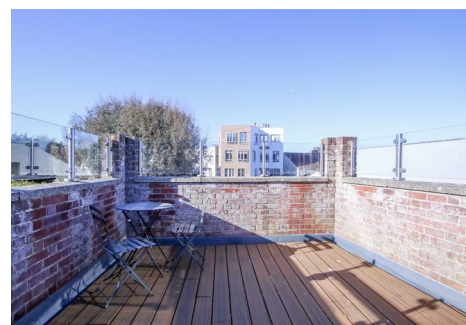
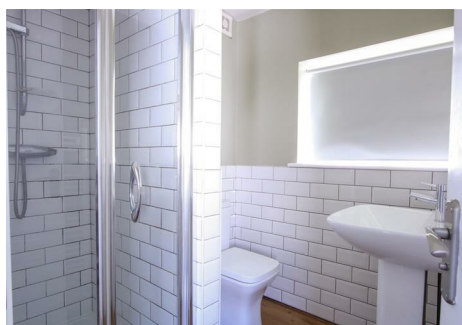


Flick & Son

Coast and Country



Southwold, Suffolk

Rent: £975 PCM,

Council Tax: Band B

- Central location
- One bedroom
- Roof terrace
- EPC: E
- No smokers
- Moments from the beach
- Open plan living
- Street parking
- Holding Deposit : £225.00

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk



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		
	39	71
England & Wales		EU Directive 2002/91/EC



DESCRIPTION

Flick & Son are pleased to offer for rent this stunning one bedroom apartment located in the heart of the popular coastal town of Southwold.

ACCOMMODATION

A stylish and well-presented maisonette, perfectly positioned in the heart of Southwold, offering immediate access to the town's renowned shops, restaurants, and seafront.

Entered via a panel-glazed door into a welcoming lobby, stairs rise to the first floor where a superb open-plan kitchen, living and dining space overlooks the High Street. This bright and contemporary room features oak flooring throughout, sleek downlighting, and a glass and stainless steel balustrade, creating a modern and airy feel. The shaker-style kitchen is well-equipped with integrated appliances including an electric oven, hob with extractor, dishwasher, and freestanding fridge, complemented by generous work surfaces and attractive tiled surrounds.

To the rear, a hallway leads to a useful utility area with work surface, washing machine, and additional storage, along with a cupboard housing the hot water cylinder.

The double bedroom is quietly situated at the rear and benefits from a double-glazed window and a smart en suite shower room with fully tiled shower, pedestal basin, WC, and heated towel rail.

A further staircase, lit by a large window and enhanced with practical shelving, leads to the second floor. Here, a wonderfully light and versatile space provides the perfect study or relaxation area, complete with full-height glazing and oak flooring. Double doors open onto a generous decked terrace, enclosed by half-height brick walls and glass balustrades. This superb outdoor space is a true suntrap, offering delightful rooftop views across Southwold, including glimpses of St Edmund's Church tower.

The property is heated via modern electric radiators, making it an ideal low-maintenance coastal home in this highly sought-after seaside location.

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 16th September 2026

Council Tax: Band B

Deposit required: £1125.00

Sorry, no smokers.

VIEWINGS

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

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