



9C, CHESTER ROAD SOUTHWOLD SUFFOLK, IP18 6LN



Occupying an enviable position in the heart of Southwold, just moments from the High Street, beach and iconic pier, this spacious first-floor apartment offers coastal living in one of Suffolk's most sought-after seaside towns.

Accessed via a private entrance from the ground floor, stairs rise to the first-floor landing where the main living accommodation begins. At the front of the apartment is a bright sitting room featuring a bay window and generous proportions, creating a comfortable main reception space. Moving through the property, an inner hall leads to the kitchen/diner positioned to the rear, fitted with worktops and storage, with ample space for dining. A useful cupboard is located off the landing for additional storage. Also on this level is a family bathroom fitted with a bath, WC, and wash basin. Stairs continue to the second floor where the sleeping accommodation is arranged around a central landing. Bedroom 1 is situated to the front of the property and offers a well-proportioned double room with useful eaves storage. Bedroom 2 lies to the rear and is another spacious double bedroom. Completing the upper floor is a separate shower room fitted with a shower, WC, and wash basin. Often described as the 'Best Seaside Town', Southwold is a picturesque and thriving market town, dotted with independent

boutiques and shops, an independent cinema and an excellent variety of restaurants and cafes.

EPC-

TBC

VIEWINGS –

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY –

East Suffolk Council. Band C

TENURE

Leasehold-109 year lease dated 2 April 2015.

Services

Mains services connected (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

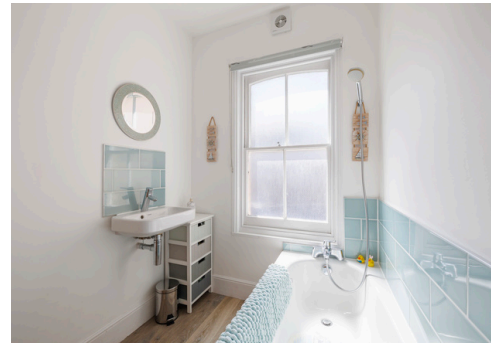


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1

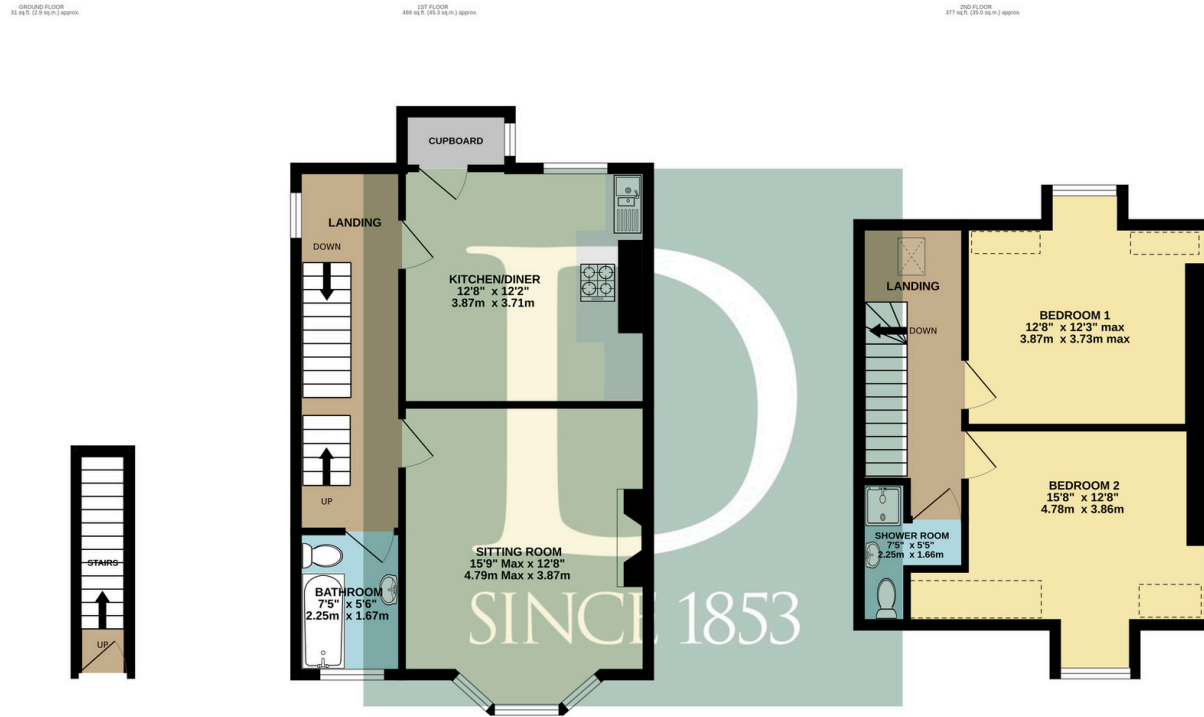
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TBC



NO ONWARD
CHAIN

FLOOR PLAN



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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 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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CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : **southwold@durrants.com**