



26 OAKLANDS
LOWESTOFT ROAD REYDON SOUTHWOLD SUFFOLK IP18 5RY



An attractive over-60s retirement bungalow, occupying a secluded position within the popular Oaklands Retirement Complex in Reydon.

The property is approached via a spacious entrance hallway, which provides access to all the accommodation and includes a useful airing cupboard. The modern kitchen/breakfast room enjoys views to the front and is equipped with freestanding appliances. The light and sunny dual-aspect sitting room provides a particularly comfortable space in which to relax. The generous main bedroom enjoys a pleasant outlook over the rear garden. The second bedroom is also a good size and benefits from built-in storage. French doors provide access to a patio area.

The accommodation is completed by a well-appointed shower room.

Outside, there is a dedicated patio area providing a delightful spot from which to enjoy the gardens.

The property is set within communal grounds, although No. 26 benefits from attractive gardens to both the rear and side, which are predominantly used by the occupant. There is also a driveway and single garage situated adjacent to the bungalow, together with an electric car charging point.

Reydon is a popular village situated adjacent to the coastal town of Southwold. The village provides a number of shops, a public house and a medical centre, while Southwold offers an abundance of local shops, restaurants and coastal attractions. Prospective purchasers may wish to note that the property is offered with no onward chain. The property also benefits from gas central heating.

TENURE

Leasehold – a 99-year lease was granted in 2002. The service charge for the current year is £1,929.82 per annum as of September 2026. The current ground rent is £311.64 per annum.

SERVICES

Mains services are connected.

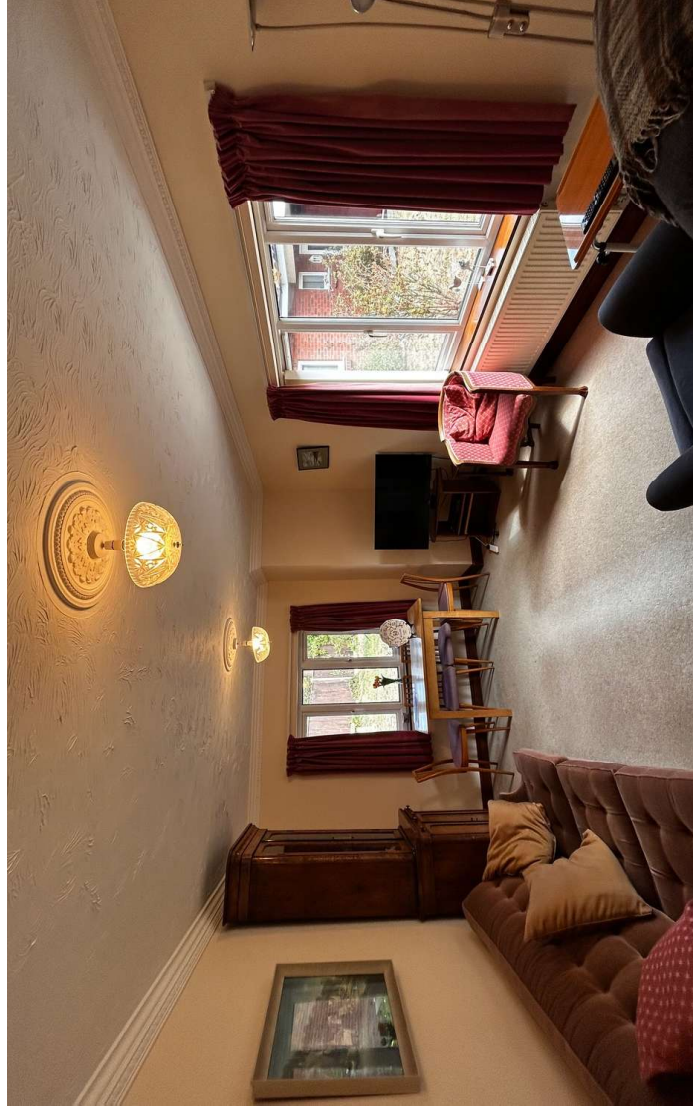
Durants has not tested any apparatus, equipment, fittings or services and therefore cannot verify that they are in working order.

LOCAL AUTHORITY

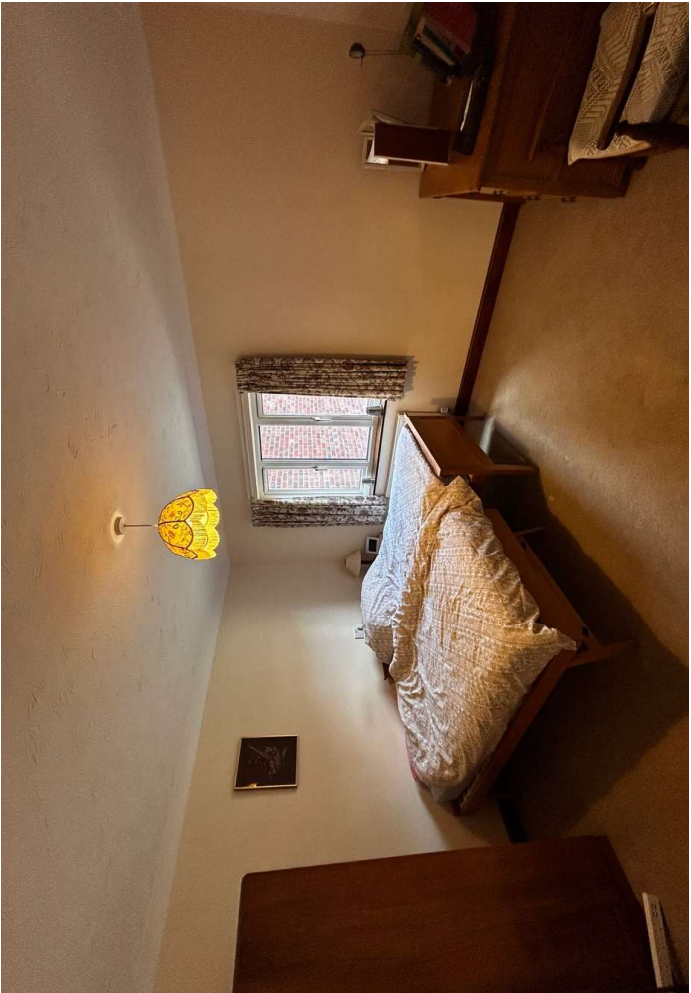
East Suffolk Council. Band D.

VIEWING

Strictly by appointment with the agent's Southwold Office.



NO ONWARD
CHAIN

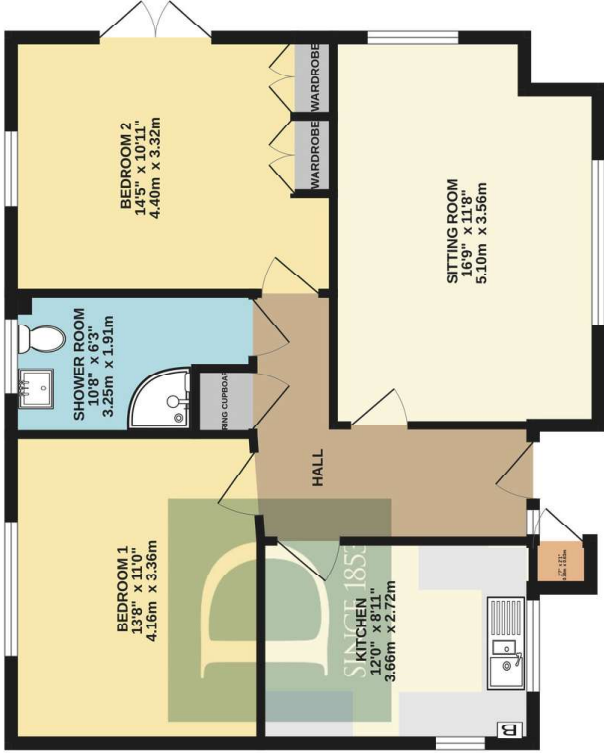


FLOOR PLAN

GARAGE
180 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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 misstatement. The floorplan is provided for guidance only and should not be relied upon for 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.

Notes: Wall thickness 100mm

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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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