



DRIFTWOOD 42 STRADBROKE ROAD SOUTHWOLD
GUIDE PRICE £365,000 LEASEHOLD

First and Second Floor Apartment

Communal Entrance Hall Landing Sitting Room Kitchen/Dining Area

Study/Bedroom 3 Separate WC Bathroom

Two Second Floor Bedrooms

Courtyard Garden

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

Driftwood is a delightful first and second floor apartment in a good location. The apartment has been very well cared for by the current owners and consequently it is in extremely good order throughout. The accommodation comprises a communal entrance hall, landing, sitting room, study/bedroom 3; kitchen with dining area, separate wc and bathroom. There are two double bedrooms to the second floor and a paved courtyard garden to the rear.

Main benefits include light and airy accommodation, double glazing to most windows, gas fired central heating and a small courtyard garden.

The apartment is currently used as a successful holiday letting property with an annual gross income of £18,000.

To fully appreciate the accommodation offered, early viewing is advised.

LOCATION

Driftwood is centrally located just a few yards from the seafront and a short stroll from the High Street shops.

The town offers a vast array of leisure facilities and amenities including High Street shops, restaurants, public houses, Churches, library, doctors and dental surgeries, small cottage hospital, pier, golf and sailing clubs. All within easy reach.

The surroundings being part of Suffolk's area of outstanding natural beauty, are renowned for coastal walks and bird watching.

DIRECTIONS

Leave the agents Southwold office turn right towards the Market Place and then take the first left into Church Street. At the end of the street turn right towards East Green and the Sole Bay pub. Turn left after the pub into Stradbroke Road and proceed for approximately 200 metres. The property can then be found on the left hand side.

The accommodation in more detail comprises:

ACCOMMODATION

A half glazed front entrance door opens to the communal hall with entrance door to the apartment.

LANDING

With radiator; under stairs storage cupboard; half glazed door that gives access to an external metal staircase leading down to the courtyard; staircase to second floor accommodation; ceiling light point; fitted carpet; door to:-

SITTING ROOM

13ft 6in x 10ft.
4.12m x 3.04m

Sash window to front aspect; fireplace with timber surround; cupboard to fireplace alcove; radiator; TV point; telephone point; ceiling light point; fitted carpet.

STUDY/BEDROOM 3

10ft x 4ft 10in.
3.04m x 1.49m

Sash window to front aspect; radiator; ceiling light point; fitted carpet.

KITCHEN/DINER

12ft x 9ft 7in.
3.63m x 2.93m

Double glazed window to rear aspect; a stainless steel sink with mixer tap; a good range of Shaker style base and wall mounted units; solid oak work surface; built in shelved pantry cupboard; electric range cooker ceramic hob and stainless steel extractor hood over; integrated dishwasher; integrated washing machine/drier; fridge/freezer space; radiator; ceiling light point; vinyl flooring.

SEPARATE WC

Double glazed window to side aspect; ceiling light point; vinyl flooring.

BATHROOM

Double glazed window to rear aspect; a three piece suite in white comprising a panelled bath with shower over; vanity style wash basin; towel radiator; built in shelved cupboard housing the gas fired combination boiler for central heating and domestic hot water; ceiling light point; vinyl flooring.

SECOND FLOOR

Stairs from the landing lead to the:-

SECOND FLOOR LANDING

With loft access hatch; ceiling light; fitted carpet; door to:-

BEDROOM

15ft 3in x 14ft 2in Max. PSC
4.66m x 4.33m

Two small sash windows to the front aspect; radiator; ceiling light point; fitted carpet.

BEDROOM

11ft 4in x 10ft 2in. PSC
3.45m x 3.10m

Double glazed window to the rear with pleasant views; built in eaves storage cupboard; radiator; ceiling light point; fitted carpet.

OUTSIDE

To the rear of the property is a small paved courtyard. A gate gives pedestrian access along a path to Salisbury Road.

REF: 3864

LOCAL AUTHORITY

Waveney District Council.

ENERGY RATING

C

PSC

Denotes part sloping ceiling. Measured at 1.5m above floor level in accordance with RICS guidelines.

SERVICES

We understand all mains services are connected.

NOTE

All furniture, fixtures and fittings are available by separate negotiation.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

LEASE

The property benefits from a 999 year lease from 2017. The freehold is held jointly by Driftwood and the flat beneath. Further details available.



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office