



2 ST. EDMUNDS COURT, NORTH GREEN, SOUTHWOLD, IP18 6AU



This ground floor apartment offers well-proportioned accommodation and provides an excellent opportunity for buyers looking to personalise a home to their own taste.

The property benefits from an allocated parking space and is well suited to first-time buyers, downsizers or investors.

Upon entering the apartment, you are welcomed into a central hallway which provides access to all principal rooms and includes useful built-in storage.

To the left, the kitchen is positioned to the rear and offers a practical workspace with scope for updating and reconfiguration to suit modern living. Adjacent is the shower room, fitted with a shower, wash hand basin and WC. Continuing along the hallway, the second bedroom is a well-proportioned room, ideal for use as a guest bedroom, home office or study. A built-in wardrobe adds further storage. The main bedroom is a comfortable double, enjoying a pleasant outlook.

At the heart of the apartment is the generous reception room, offering plenty of space for both seating and dining completed with a practical hatch to the kitchen. This bright and versatile room forms the main living area and provides an

excellent opportunity to modernise and create a welcoming living space. The apartment also benefits from an allocated parking space.

The property is situated in Southwold, a highly sought-after coastal town renowned for its sandy beach, iconic pier, independent shops, cafes and popular restaurants. This convenient location allows easy access to local amenities while enjoying all that this charming seaside town has to offer.

TENURE

Leasehold-999 Year lease started from 1st January 1980. The last service charge payable was £1364 per annum

SERVICES

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

LOCAL AUTHORITY

East Suffolk Council. Band C

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

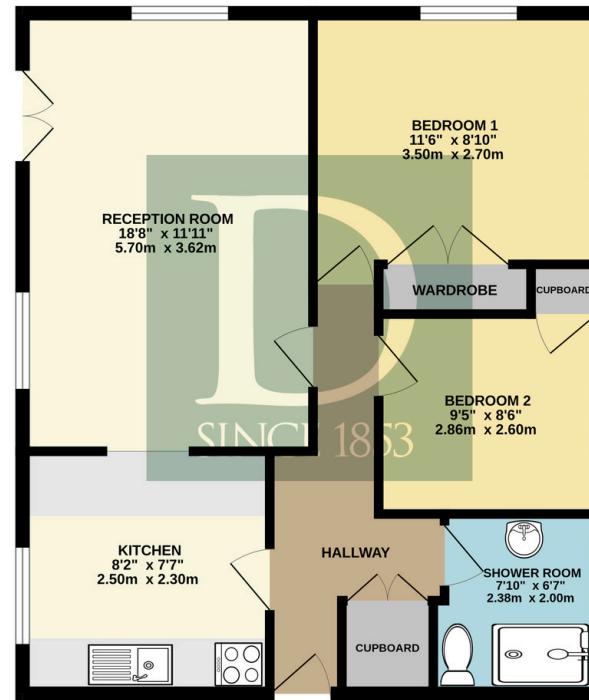




OFF ROAD
PARKING

FLOOR PLAN

GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.7 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 guidance only and any should be used as such by any prospective purchasers. 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