



## Southwold, Suffolk

Guide Price £600,000

- £600,000 - £650,000 Guide Price
- Private Gardens
- Open Plan Kitchen / Living room
- EPC - D
- No Onward Chain
- Fine views
- En-suite
- Garage available via separate negotiation
- Backing onto Common
- Immaculate Presentation

# Station Road, Southwold

Stunning Victorian semi detached house with wonderful private garden with direct access to the common and garage available via further negotiation. Southwold is an extremely popular seaside town situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Southwold has an excellent range of High Street and boutique shops, as well as a wide range of leisure amenities. Southwold is characterised by its variety of Regency and Victorian architecture. Bordered by a large common and a variety of greens are scattered throughout the town.



Council Tax Band: D



## DESCRIPTION

An elegant and well presented semi detached Victorian home with delightful private gardens backing onto the allotments and common. Set back from the road and overlooking North Green this charming home has been extended and greatly improved by the current owners creating a highly appealing family home, taking full advantage of the large garden and its position with direct access onto Southwold common. The beautifully presented accommodation retains great charm and character with high ceilings, picture rails, moulded coved ceilings and large sash windows, double glazed to the rear elevations and with gas central heating, under floor to kitchen/living room and boot room. Bi-fold doors open into an idyllic garden, lawn, interspersed and screened by a wealth of shrubs and trees. Two timber gardens stores and at the end of the garden hand gate opens onto the allotments and the common. The entrance hall leads to a sitting room with open fireplace and bay window with view over North Green. The bedrooms are well proportioned, lit by large sash windows and either having a view over North Green or over the garden to the common. Both ensuite and family bathroom have quality sanitary ware.

## ACCOMMODATION

Panel glazed entrance door to:

### ENTRANCE HALL

Staircase rising to the first floor. Cloaks recess leading to the utility room.

### SITTING ROOM

Cast iron open fireplace with timber mantle and surround. Sash bay window overlooking North Green.

### UTILITY ROOM

Fitted storage cupboards with plumbing for washing machine and space for tumble dryer, work top with single drainer sink unit. Gas fired central heating boiler. Sash window to side elevation.

### CLOAKROOM

White suite, recessed pedestal hand basin and WC. Wall tiling to dado rail.

## KITCHEN/LIVING ROOM

A spacious open plan kitchen/dining living space with bi-fold doors open to the garden. Under floor heating, larder cupboard and bespoke fitted kitchen with Gas & electric range cooker, cooker hood over, concealed fridge/freezer and dishwasher. Splendid dressers unit.

## BOOT ROOM

Under floor heating. Double glazed sash windows and entrance door to the garden.

## FIRST FLOOR

### LANDING

Large sash window to side elevation.

### BEDROOM

Sash bay window overlooking North Green.

### BATHROOM

White suite comprising panel bath, hand basin, WC and separate tiled shower cubicle. Wall tiling and opaque sash window to the side elevation.

### BEDROOM

Sash window overlooking North Green.

### BEDROOM

Double glazed sash window with view over the garden to the common and golf course. Fitted wardrobe.

### ENSUITE

White suite comprising walk in shower, wall hung hand basin and WC with mirror fronted concealed storage over. Tiled walls.

### BEDROOM

Double glazed sash window with view over the garden to the common and golf course.

## AGENTS NOTE

TANDEM DOUBLE GARAGE (11.9m x 2.9m) with electric supply situated in

Spinners Lane AVAILABLE SUBJECT TO FURTHER NEGOTIATION. Guide £150,000.

Furnishings available subject to negotiation.

### TENURE

Freehold

### OUTGOINGS

Council Tax Band currently D

### SERVICES

Mains gas, electricity, water and drainage.

### VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk) Tel: 01502 722253 Ref: 20549/RDB.

### FIXTURES AND FITTINGS

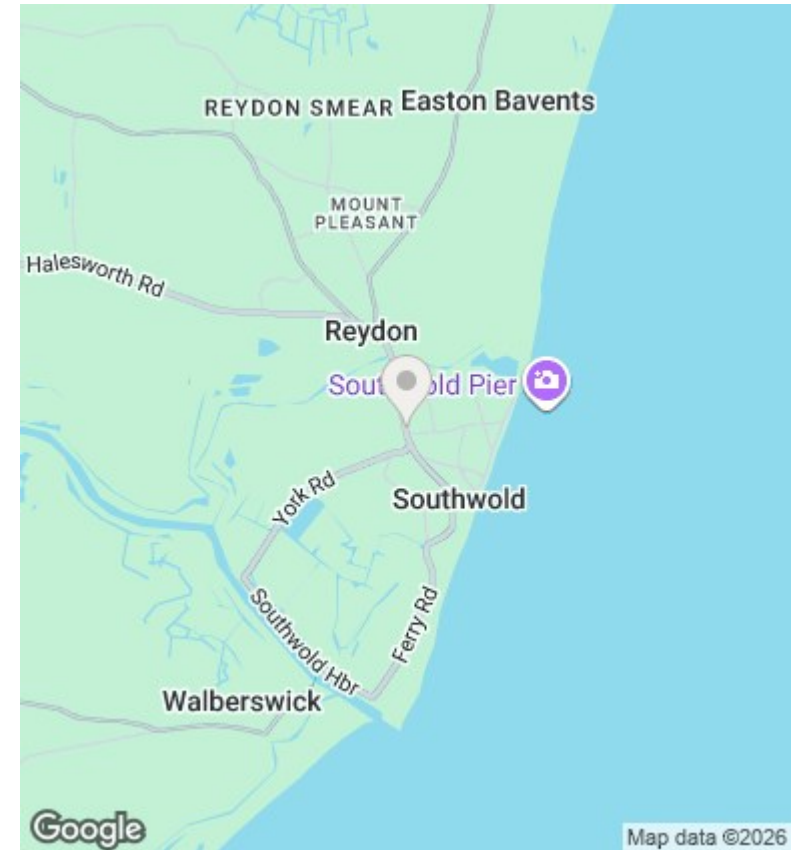
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







TOTAL FLOOR AREA: 164.7 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 misstatement. 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 can be taken for their quality or efficiency over time.  
 Made with floorplan 12/20/24



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">85</span>  <span style="font-size: 2em;">68</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)