



23 Stradbroke Road, Southwold, Suffolk, IP18 6LQ

4 Bedrooms | 1 Reception | 1 Bathroom

Guide Price £550,000

Flick & Son
Coast and Country



A well-presented bay fronted Victorian house situated within sight of Southwold's iconic lighthouse and a few paces from the sea front.

- Entrance hall
- Courtyard garden
- 4 Bedrooms
- Double Reception
- Bathroom
- Central location
- Storage heaters
- Kitchen/breakfast room
- Awaiting EPC

To arrange a viewing contact our Southwold office



Richard Brown



Parminder Boseley



Jeanette Warnes



Margaret Butcher



Helen Brewster

23 Stradbroke Road, Southwold

4 Bedrooms | 1 Reception | 1 Bathroom

Guide Price £550,000

DESCRIPTION

23 Stradbroke Road is a bay fronted Victorian town house of brick elevations below a slate and pantile roof and is situated in a most popular location, conveniently placed for access to the sea front and bustling high street. The well planned accommodation retains some of the character of the original building whilst offering spacious and well-proportioned accommodation, as well as having the scope for improvement on the top floor. The accommodation consists of a double reception room (lounge/dining room) with fireplace and bay window looking out to Stradbroke Road. A good sized kitchen/breakfast room with a door leading out to the courtyard garden. There are three well-proportioned bedrooms and a bathroom on the first floor and a good size attic bedroom which has great potential as a fourth bedroom.

LOCATION

23 Stradbroke Road is situated towards the southern end of Stradbroke Road within sight of the lighthouse and a short stroll from the sea front and bustling centre of this most popular seaside town. Southwold is characterised by its variety of Regency and Victorian architecture, bordered by a large common, sandy beach with pier, a variety of greens and busy High Street with an excellent mix of High Street and

boutique shops. Southwold is situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty renowned for its birdwatching and numerous leisure pursuits.

ACCOMMODATION

A separate HALLWAY providing access to ground floor rooms with stairs leading to first and second floors, under stairs storage cupboard.

DOUBLE RECEPTION (LOUNGE/DINING ROOM)

Lounge Area 13' x 11' 2" (3.96m x 3.40m) with original feature fireplace with Art Nouveau tiles. Bay window looking out to Stradbroke Road. Dining Area 11' 4" x 10' 11" (3.45m x 3.33m) with sash window looking into the courtyard garden.

KITCHEN/BREAKFAST ROOM

18' 10" x 10' 5" overall (5.74m x 3.18m)

Fitted units with matching eye level cupboards. Electric hob and oven with extractor fan over. The fireplace has been retained and could take a wood burning or multi-fuel stove with the necessary regulations. Door out into the courtyard garden. Breakfast room area with sash window looking out onto the courtyard garden. Large built-in Welsh dresser.



BEDROOM 1

10' 6" x 11' 10" overall (3.2m x 3.61m)

Window looking out to the courtyard garden.

BATHROOM

6' 7" x 6' 3" overall (2.01m x 1.91m)

White suite comprising bath with shower over, sink and W.C. Glazed window.

BEDROOM 2

11' 9" x 10' 11" (3.58m x 3.33m)

Window looking out onto the courtyard garden.

MASTER BEDROOM

17' x 13' 6" overall (5.18m x 4.11m)

Attractive original feature fireplace. Bay window and sash window looking out to Stradbroke Road.

ATTIC BEDROOM

13' 5" x 10' 6" overall (4.09m x 3.2m)

Dormer window looking out to Stradbroke Road.

OUTSIDE

There is a paved courtyard garden and a separate outside W.C. with handbasin and hot and cold water.

SERVICES

Mains gas, electricity, water and drainage are available. Electric night storage heaters. None of the services, the heating installation, plumbing, electrical systems nor appliances (if any) have been tested by the Selling Agents.

OUTGOINGS

Details can be obtained from the Waveney District Council, Town Hall, High Street, Lowestoft, Suffolk, NR32 1HS. Tel: (01502) 562111.

VIEWING

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Tel: 01502 722253. Email: southwold@flickandson.co.uk Ref: 18595/PB.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2017

FLOORPLANS

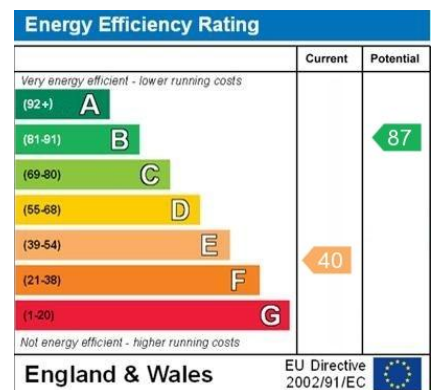
These plans are for illustrative purposes only and should not be used for any other purpose by and prospective purchaser or any other party.

FIXTURES & 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 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 and Director or employee of Messrs Flick & Son have any authority to make or give representation or warranty whatsoever, as regards the property or otherwise.

EPC

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com



01502 722253

8 Queen Street, Southwold, Suffolk IP18 6EQ
 southwold@flickandson.co.uk
 www.flickandson.co.uk

Flick & Son
 Coast and Country