



SOUTHWOLD
SAXMUNDHAM

EST. 1993

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SOUTHWOLD
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ESTATE AGENTS



12 STRADBROKE ROAD SOUTHWOLD
GUIDE PRICE £275,000 SHARE OF FREEHOLD

A Ground Floor Apartment in Need of Renovation and Refurbishment

Porch Entrance Hall Sitting Room Dining Room Kitchen

Bedroom with Wet Room Bathroom

Shared Use of Courtyard

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

Number 12 Stradbroke Road is a ground floor apartment which is in need of modernisation and refurbishment. The accommodation comprises a porch, entrance hall, sitting room, dining room, kitchen, bathroom and bedroom with en-suite wet room. There is a courtyard garden to the rear of the apartment which is shared between the other two flats and secret Cottage. Use is restricted to access, storage of wheelie bins and drying of clothes. Chairs can be taken out into the courtyard, but no barbecues or music. The apartment could probably be reconfigured to provide two bedrooms subject to any necessary planning consent.

The property would be suited for either full time occupation or for a 'lock and leave' holiday bolt hole.

To appreciate fully the accommodation on offer, viewing is strongly recommended.

LOCATION

Number 12 is situated in the centre of town in an ideal location just yards from the High Street shops and a short stroll to the seafront.

The town offers a vast array of leisure facilities and amenities including High Street shops, restaurants, public houses, Churches, library, dental surgery, award winning Pier, golf and sailing clubs. 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 and turn right, cross over the High Street and turn left into Church Street. At the end of Church Street turn right and head towards East Green and The Solebay Inn. Turn left at the pub into Stradbroke Road and the property can be found after a short distance on the left.

The accommodation in more detail comprises:

ACCOMMODATION

A front door with glazed panel above opens to the porch with further entrance door to:-

ENTRANCE HALL

With ceiling light point; door to dining room and opening to:-

SITTING ROOM

14ft x 11ft 8in. Excluding Bay
4.27m x 3.57m

Box bay window to front aspect with a view along Chester Road to the sea; further high level window to front aspect; fireplace recess with alcoves to each side; three storage heaters; coving; ceiling light point; door to:-

BEDROOM

12ft 10in x 9ft 6in and 4ft 8in x 4ft 8in.
3.92m x 2.89m and 1.43m x 1.43m

Double glazed window to rear aspect; two storage heaters; part coved ceiling; picture rail; ceiling light point; sliding door to:-

WET ROOM

9ft x 4ft 3in.
2.73m x 1.31m

Wall mounted electric shower; wash basin and toilet. Extractor fan and ceiling light point.

DINING ROOM

11ft 7in x 10ft 10in. Excluding Bay
3.54m x 3.30m

Box bay window to front aspect; further high level window to the side; storage heater; ceiling light point; door to:-

KITCHEN

14ft 3in x 8ft 2in narrowing to 5ft 5in.
4.35m x 2.50m narrowing to 1.66m

Half glazed door to rear; stainless steel sink; two base units; one wall unit; hot water cylinder; cooker space; storage heater; two ceiling light points; door to:-

BATHROOM

Window top rear aspect; wash basin and toilet. Storage heater.

OUTSIDE

There is a shared courtyard to the rear of the property.

LOCAL AUTHORITY

Waveney District Council.

ENERGY PERFORMANCE RATING

E

SERVICES

We understand mains water, electricity and drainage are connected.

AGENTS NOTE

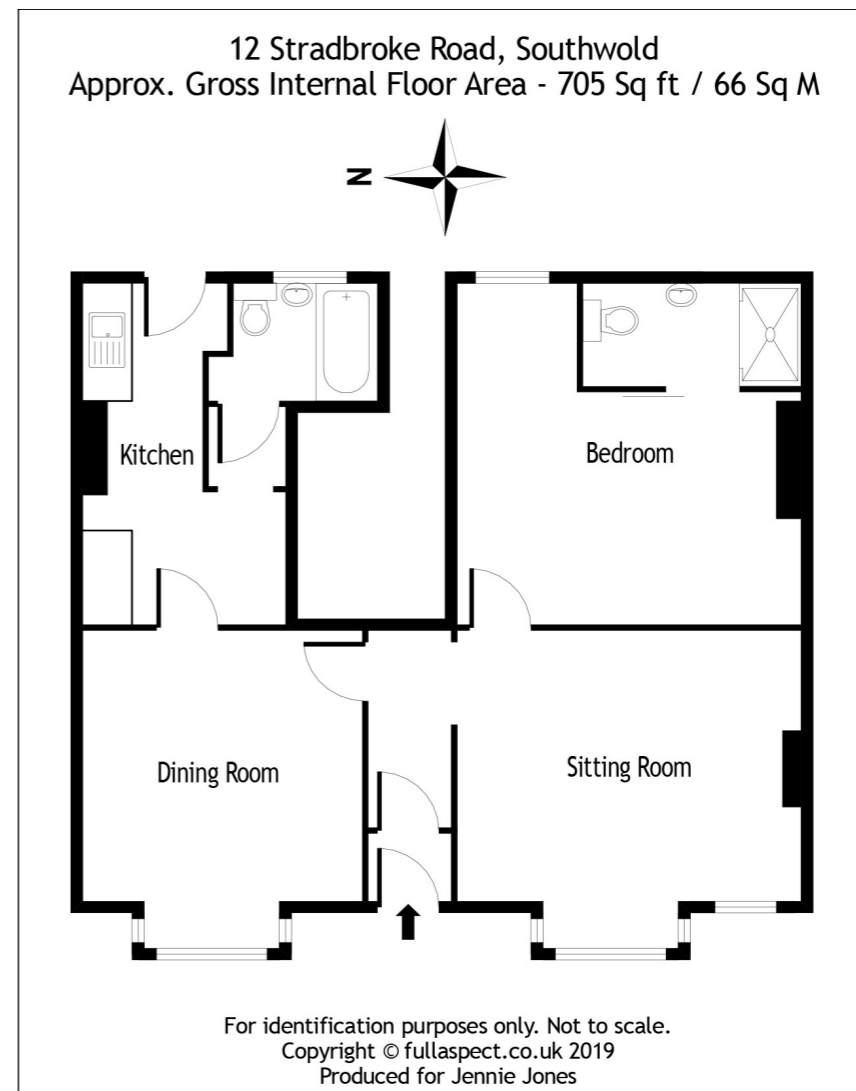
There is a third share in the freehold of the property. The freeholders hold a meeting once a year, usually in February, to agree maintenance tasks and their costings. Bills for maintenance are split equally three ways.

Insurance and utility bills are paid separately by each owner of the flats.

VIEWING

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

REF: 3941



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