



All enquiries Ref: Callum Glenn or Chris Glenn



- 1,355 sq.ft. Self-Contained First Floor Flat
- Requires Updating and Modernisation
- Huge Potential / Possible Subdivision (see note)
- Full Vacant Possession

Location:

This spacious self-contained flat is located in the heart of the prosperous and sought after seaside town of Southwold which is famous for its sandy beach, iconic colourful beach huts and historic pier. The town is a big draw for visitors in the summer months and offers an array of shopping facilities, bars and restaurants and is also home to the Adnams Brewery. Whilst located within the town centre the property is within a few minutes' walk (0.2 mile) of the beach and promenade making this flat an ideal centrally located home, investment opportunity or holiday rental proposition.

Description:

The flat has its own ground floor entrance to the right-hand side of the building with staircase leading to the hallway providing access to all rooms. The flat extends to 1,355 sq. ft currently offering four-bedroom accommodation together with kitchen, lounge /dining room and separate bathroom. Much of the flat retains original features such as ornate corning but now requires a programme of modernisation and upgrading.

Accommodation:

This first floor flat extends to some 1,355 sq.ft.(126 sq.m.) and is arranged to provide:
Hallway leading to all rooms, Four Bedrooms, Reception/Dining Room, Kitchen, Bathroom/wc
Outside: Garage

EPC Rating: F

Council Tax Band: C



Note:

Purchasers may wish to consider potential for division of the flat to create two self-contained flats subject to freeholders' consent and any other consents that may be required, bidders are deemed to rely solely on their own enquiries in regard to this.

Tenure:

Held on a lease for a term of 125 years from 29/09/2004 therefore with over 103 years remaining.

To View:

Strictly and only by prior appointment with the auctioneers.

