



## Southwold, Suffolk

Offers In Excess Of £275,000

- Stylish maisonette in the heart of Southwold, moments from the High Street and seafont
- Oak flooring and modern finishes throughout
- Spacious suntrap roof terrace with rooftop views towards St Edmund's Church
- Bright open-plan kitchen/living/dining space overlooking the High Street
- Double bedroom with en suite shower room
- Double glazing and modern electric heating
- Contemporary shaker-style kitchen with integrated appliances
- Versatile second-floor study/relaxation space with full-height glazing
- EPC - E

# Victoria Street, Southwold

A unique apartment situated in the perfect location on the corner of the High Street and Victoria street a short stroll from the sea front and Common. Occupying a prominent position on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and the promenade is lined with colourful beach huts. At the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.



Council Tax Band: B



## DESCRIPTION

A stylish and well-presented maisonette, perfectly positioned in the heart of Southwold, offering immediate access to the town's renowned shops, restaurants, and seafront.

Entered via a panel-glazed door into a welcoming lobby, stairs rise to the first floor where a superb open-plan kitchen, living and dining space overlooks the High Street. This bright and contemporary room features oak flooring throughout, sleek downlighting, and a glass and stainless steel balustrade, creating a modern and airy feel. The shaker-style kitchen is well-equipped with integrated appliances including an electric oven, hob with extractor, dishwasher, and freestanding fridge, complemented by generous work surfaces and attractive tiled surrounds.

To the rear, a hallway leads to a useful utility area with work surface, washing machine, and additional storage, along with a cupboard housing the hot water cylinder.

The double bedroom is quietly situated at the rear and benefits from a double-glazed window and a smart en suite shower room with fully tiled shower, pedestal basin, WC, and heated towel rail.

A further staircase, lit by a large window and enhanced with practical shelving, leads to the second floor. Here, a wonderfully light and versatile space provides the perfect study or relaxation area, complete with full-height glazing and oak flooring. Double doors open onto a generous decked terrace, enclosed by half-height brick walls and glass balustrades. This superb outdoor space is a true suntrap, offering delightful rooftop views across Southwold, including glimpses of St Edmund's Church tower.

The property is heated via modern electric radiators, making it an ideal low-maintenance coastal home or investment in this highly sought-after seaside location.

## TENURE

Leasehold: New lease to be granted on completion

## OUTGOINGS

Council Tax Band currently B

## SERVICES

Mains electricity, water and drainage

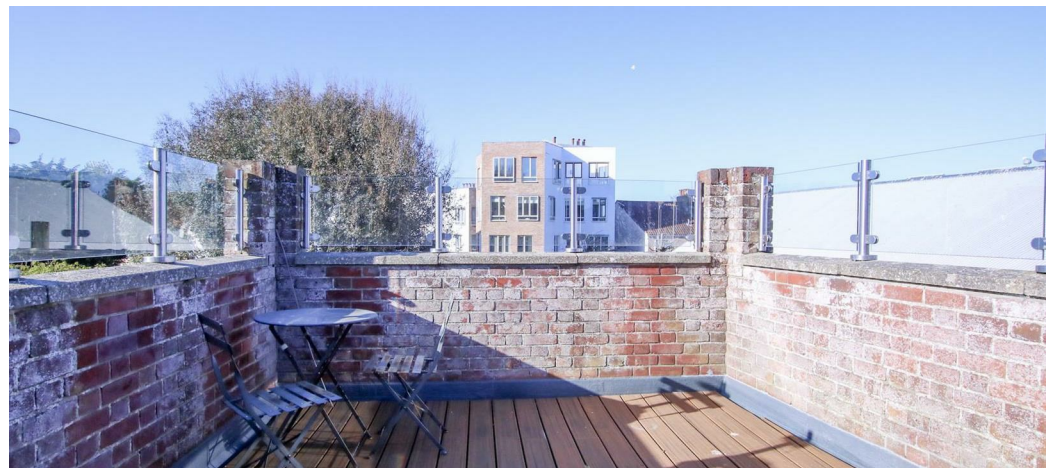
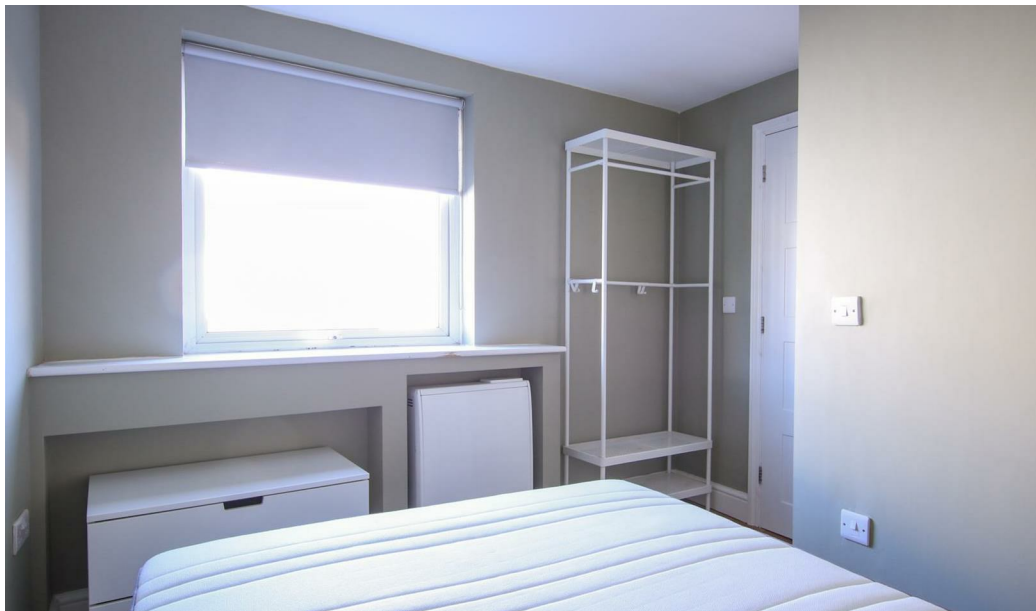
## VIEWING ARRANGEMENTS

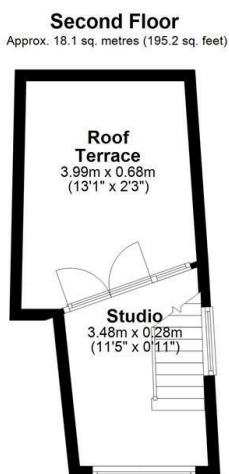
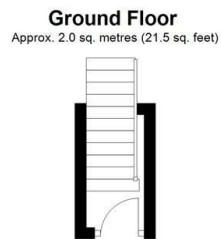
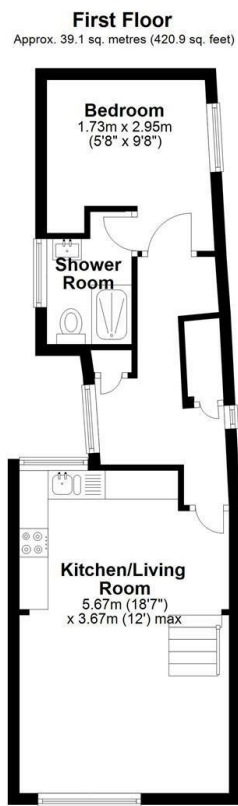
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 20421/RDB.

## FIXTURES AND FITTINGS

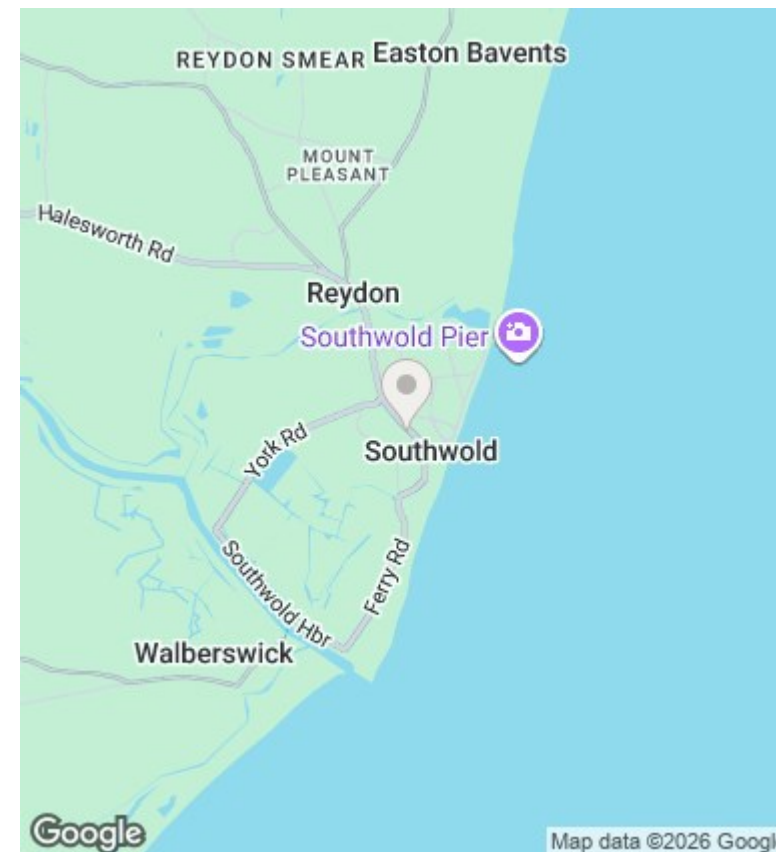
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Total area: approx. 59.2 sq. metres (637.6 sq. feet)



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(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>		
<i>Not energy efficient - higher running costs</i>			
<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)