



Yale

Flick & Son  
Estate Agents  
FOR SALE  
01892 722253

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2, LORDS TERRACE, MIGHTS ROAD SOUTHWOLD, IP18 6DU



This beautifully presented modern townhouse, constructed in 2020, offers stylish and well-balanced accommodation arranged over three floors, perfectly suited to contemporary living.

Upon entering the ground floor, you are welcomed into a spacious reception room providing a versatile open-plan living and dining space ideal for both relaxing and entertaining. To the rear, a separate utility room offers practicality, alongside a convenient ground floor WC. Stairs rise to the first floor which comprises of two well-proportioned bedrooms, including a generous principal bedroom, completed with good size family shower room. Additional built-in storage areas enhance practicality and organisation on this level. Further stairs rise to the second floor, the third and fourth bedrooms can be found including another spacious double, both completed with a family bathroom and bedroom two with shower ensuite. Finished to a modern standard throughout, this attractive home combines clean, contemporary design with functional living spaces. The property additionally benefits from two parking spaces to the rear and a nice size, easily maintainable rear garden. Often described as the 'Best Seaside Town', Southwold is a picturesque and thriving market town, dotted with independent

boutiques and shops, an independent cinema and an excellent variety of restaurants and cafes.

**EPC- B**

**VIEWINGS –**

Strictly by appointment with the agent's Southwold Office.

**LOCAL AUTHORITY –**

East Suffolk Council. Band F

**TENURE**

Freehold

**SERVICES**

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)





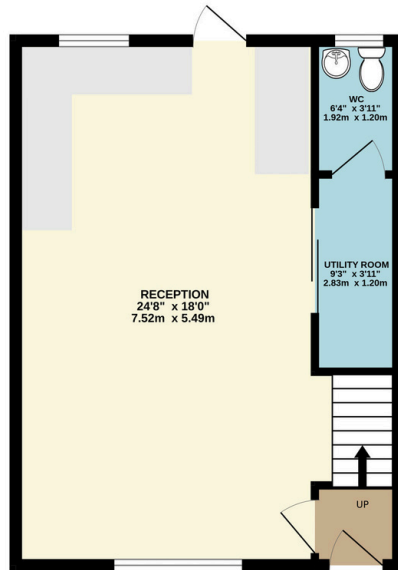
OFF ROAD  
PARKING



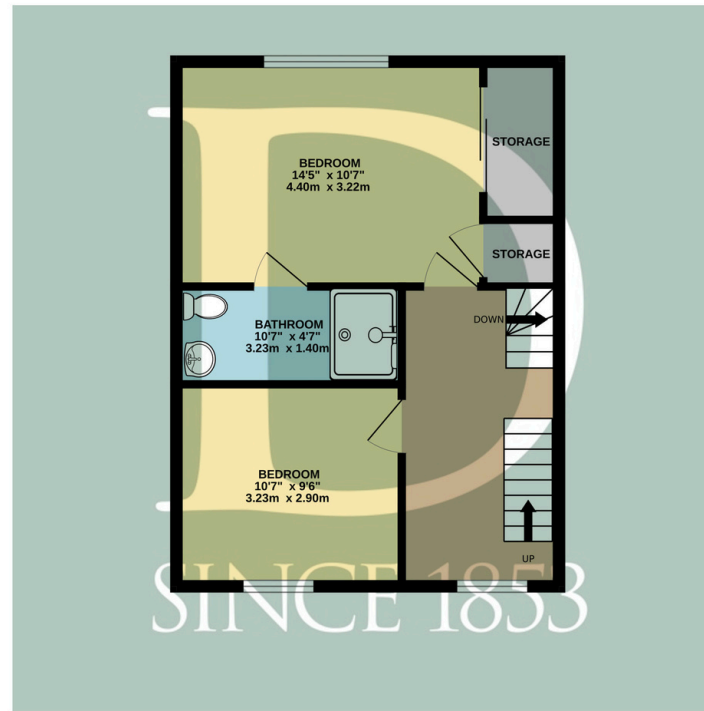


## FLOOR PLAN

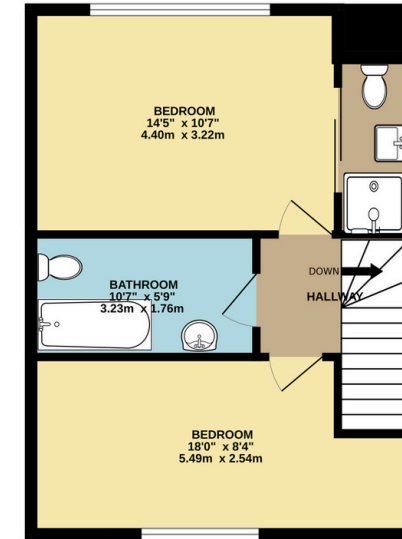
GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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 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.  
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