



Southwold, Suffolk

Guide Price £475,000

- No Onward Chain
- Open Plan Downstairs Living and Dining Area
- Two Bedrooms and Shower Room on First Floor
- Planning Permission Approved to Convert to a Three Bed
- Fully Equipped Kitchen
- Sought After Location with Short Walk to Beach
- Off Road Parking
- Enclosed Rear Garden

Pier Avenue, Southwold

Situated in the picturesque coastal town of Southwold, the property enjoys close proximity to the sandy beach, historic pier, and bustling town centre. Southwold is renowned for its charming streets, independent shops, cafes, and pubs, as well as its scenic harbour and Southwold Lighthouse. The town offers a relaxed seaside lifestyle while providing excellent amenities, cultural attractions, and outdoor activities, making it an ideal location for both convenience and leisure.



Council Tax Band: C



DESCRIPTION

This inviting property is ideally located just a short walk from the beach and town centre, with planning permission to extend on the first floor to create three bedrooms, an ensuite to the master, and a family bathroom. The ground floor opens into a bright and spacious open-plan study, dining, and sitting area, flooded with natural light from windows and doors on three sides, complemented by built-in storage and stairs to the first floor. The kitchen overlooks the front aspect and is fitted with a practical range of units. Upstairs, the landing provides access to two bedrooms and a bathroom, with the rear bedroom enjoying partial views towards Buss Creek. Outside, a pathway leads through the front garden planted with established shrubs, while the rear garden is paved and well-maintained, bordered by shrubs and trees, creating a peaceful space for al fresco dining or relaxing. Off-road parking is available to the side of the property, accessed via St. Edmunds Road.

LIVING AREA

The property features a bright and welcoming open-plan living space that effortlessly combines the living, dining, and study areas. Flooded with natural light from windows and doors on three sides, the living room provides a comfortable and airy space to relax, while the dining area offers ample room for entertaining family and friends. Thoughtfully designed with built-in storage and a seamless flow to the staircase leading to the first floor, the space feels both practical and inviting, making it the heart of the home.

KITCHEN

The kitchen is conveniently positioned off the main living area and overlooks the front aspect, offering a practical and functional space for everyday use. Fitted with a good range of units, it provides ample storage and work surfaces, making it ideal for

preparing meals while staying connected to the dining and living areas. Its layout ensures a bright and welcoming atmosphere, perfectly complementing the open-plan living space.

BEDROOMS

On the first floor, the property offers two well-proportioned bedrooms. The rear bedroom is particularly appealing, enjoying partial views towards Buss Creek, while the front bedroom benefits from natural light and a pleasant outlook over the property's surroundings. Both rooms provide flexible and comfortable spaces, suitable for sleeping, working, or relaxing.

SHOWER ROOM AND W.C

The first-floor bathroom is thoughtfully designed to serve both bedrooms, featuring modern fixtures and a practical layout. It includes a shower, W.C., and washbasin, providing a convenient and functional space while maintaining a clean and comfortable feel.

PLANNING PERMISSION

The property benefits from approved planning permission to extend on the first floor, offering the opportunity to create a three-bedroom home. The proposed plans include an ensuite to the master bedroom and a family bathroom, providing excellent potential to enhance both space and functionality.

OUTSIDE & PARKING

The property is approached via a pathway through a front garden planted with established shrubs, creating an inviting entrance. To the rear, a well-maintained paved garden is bordered by shrubs and trees, providing a private and peaceful space ideal for al fresco dining or simply relaxing outdoors. Off-road parking is available to the side of the property, accessed via St. Edmunds Road.

TENURE

Freehold

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queens Street, IP1 8 6EQ for an appointment to view. Email: enquiries@flickandson.co.uk.

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

SERVICES

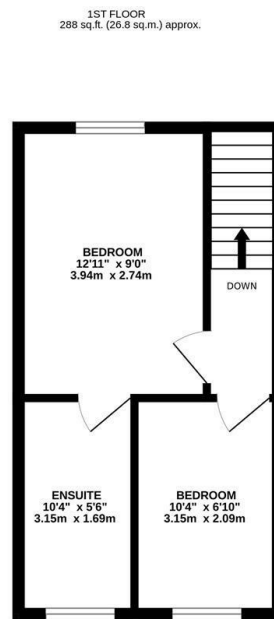
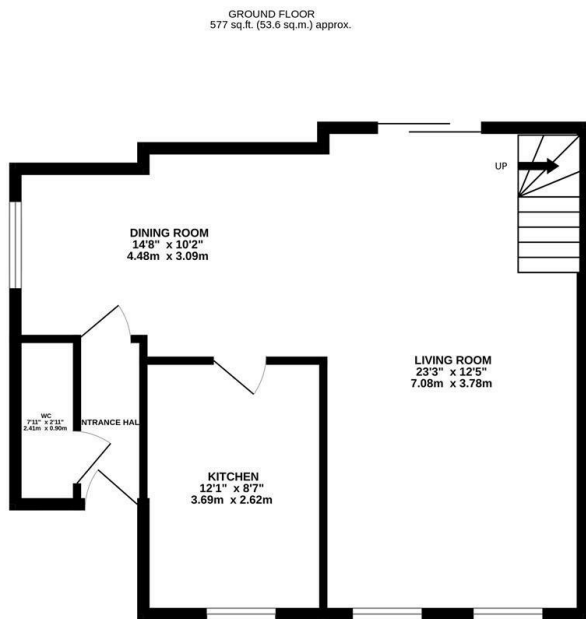
All mains services

OUTGOINGS

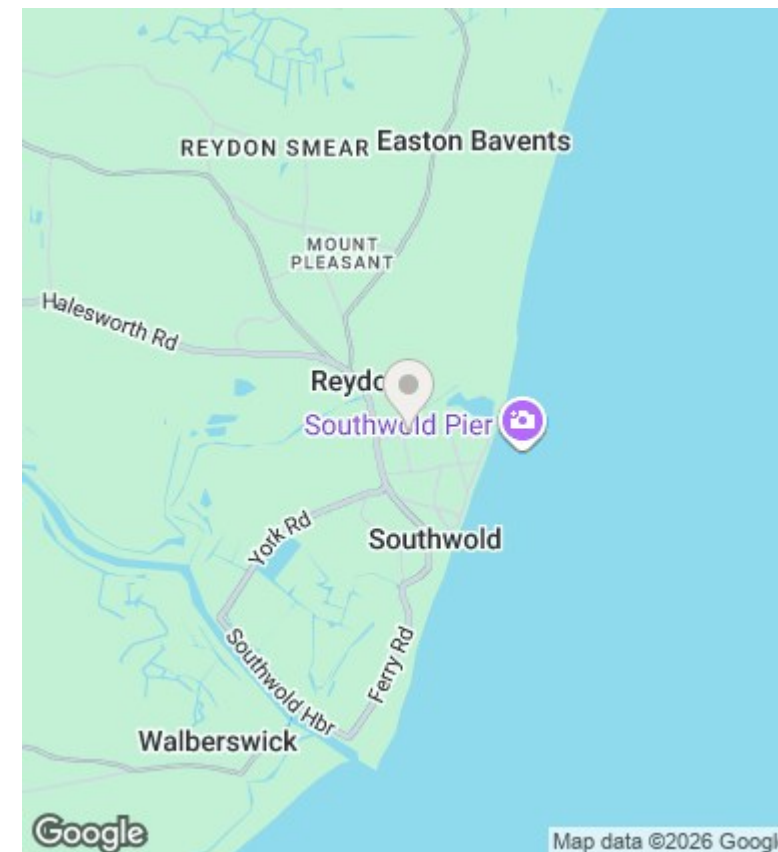
Council Tax Band C







TOTAL FLOOR AREA: 865 sq.ft. (80.4 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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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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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