

29 The
Firs Jermyns Road
Reydon
Southwold



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Guide Price £450,000

Versatile Living Just Moments From The Beach...

Tucked away in a quiet, no-through close in the sought-after village of Reydon, 29 The Firs is a wonderfully versatile home offering generous, light-filled accommodation, a manageable rear garden and ample off-road parking, all within comfortable walking distance of Southwold and the Suffolk coast.

The house has a particularly easy, natural flow, beginning with a useful entrance area providing plenty of space for coats, shoes and everyday essentials. To one side is an excellent additional reception room, currently arranged as a snug and home office but equally well suited as an occasional or permanent ground-floor bedroom, giving the house valuable flexibility for changing family needs.

At the heart of the home is an impressive open-plan living, dining and garden room, creating a sociable yet relaxed space in which to spend time. The sitting area centres around a wood-burning stove, while the dining area enjoys a lovely connection with the garden through French doors opening directly onto the patio. The adjoining kitchen remains conveniently defined from the principal living space and offers plentiful cupboard and worktop space, room for the usual appliances and a useful pantry beneath the stairs. A side door provides direct access outside, while a ground-floor cloakroom completes the accommodation on this level.

Upstairs, a bright landing leads to three generously proportioned double bedrooms. The principal bedroom overlooks the rear garden and benefits from its own en-suite shower room, while the two further bedrooms offer excellent space for family, guests or working from home. A well-appointed family bathroom and there is also a substantial airing cupboard offering further useful storage.

Outside, the rear garden has been arranged to be both attractive and easy to manage, with a lawn framed by established planting and mature greenery, together with a patio immediately adjoining the house – an ideal spot for outside dining and summer entertaining. A substantial garden shed provides practical storage, while external power points and a water supply add further convenience. To the front, a shingled driveway comfortably accommodates two to three vehicles, with an EV charging point and an additional lawned frontage.

The setting is a particular strength. Reydon sits immediately alongside Southwold and combines a quieter village atmosphere with exceptionally easy access to everything the coastal town has to offer. From The Firs, Southwold town centre is approximately a 15–20 minute walk away, putting its independent shops, cafés, pubs and restaurants within easy reach, while the beach, promenade, pier and wider Heritage Coast are all close at hand for days by the sea and coastal walks.

For families, the property is well positioned for local schooling, including Reydon Primary School, with further educational options in and around Southwold, while nearby medical and everyday services – including local GP and health facilities – make this a particularly convenient place for permanent living. The surrounding area also offers an abundance of countryside and coastal walks, with Reydon giving way almost seamlessly to Southwold, Walberswick and the beautiful landscapes of the Suffolk Coast & Heaths.

Offering the combination of a peaceful residential position, flexible accommodation, generous parking and a garden that can be enjoyed without becoming a burden, 29 The Firs is a very appealing home in one of the Suffolk coast's most desirable locations.

Agents notes...

A pre-recorded walkaround tour is available for this property





TOTAL FLOOR AREA: 107.1 sq.m. (1153 sq.ft.) 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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Local Authority
East Suffolk

Council Tax Band
D

Directions

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		



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