

**33 Stradbroke Road**  
Southwold, IP18 6LQ

**DURRANTS**  
SINCE 1853





This elegant and much loved home is situated in a highly popular location just a 'stone's throw' from the sea and a short walk from the historic High Street.

**Upon entering the property you are immediately delighted by the original features and high ceilings that set number 33 apart. The ground floor provides a comfortable, well thought-out space with a large sitting room at the front with a bay window and open fireplace. At the rear, the property has been extended to create a stunning open-plan kitchen/dining room flooded with light – ideal for modern family life. Through a small hallway you will find a shower room.**

On the first floor there are two double bedrooms, a single bedroom and family bathroom. The master bedroom boasts two large windows that help fill the room with light, there are also two double wardrobes, providing ideal storage space.

Outside is a pretty garden that has been designed by the current owners to be low maintenance but still feels like a private haven in the centre of the popular coastal town of Southwold.

#### SERVICES

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

#### VIEWING

Strictly by appointment with the agent's Southwold Office.

#### LOCAL AUTHORITY

East Suffolk Council. Band

#### EPC

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#### DURRANTS BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management – please contact the team directly on 01379 646603.







BEAUTIFULLY  
PRESENTED



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### IMPORTANT NOTICE

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### CONTACT US

Durrants, 98 High Street,  
Southwold, Suffolk, IP18 6DP

Tel: **01502 723292**

Email: [southwold@durrants.com](mailto:southwold@durrants.com)