



Reydon, Southwold

Guide Price £525,000

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- Large Living Room with Creek Views
- Peaceful Location within a Private Road
- Three Bedrooms & Two Bathrooms
- Immaculate Garden & Potting Shed
- Gas Central Heating & Double Glazing
- Gated Driveway, Parking, Garage & Workshop
- Raised Terrace and Summer House
- EPC - D

Hill Road, Reydon

This individual detached chalet bungalow occupies a superb elevated position with fine views across Buss Creek towards Southwold. Reydon is a charming village located in the county of Suffolk, just a mile or so from the popular seaside town of Southwold. Nestled amidst the scenic Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Reydon offers a peaceful, rural setting while being within easy reach of coastal attractions. The village is well-connected, with good road links to nearby towns such as Halesworth and Beccles, and the stunning beaches of Southwold are just a short distance away, offering sandy shores and a vibrant town centre. Reydon also benefits from a range of local amenities, including shops, schools, and a primary care service, making it an ideal location for those seeking a balance of countryside living with easy access to both nature and coastal life



Council Tax Band: D



DESCRIPTION

This individual detached chalet bungalow occupies a superb elevated position with fine views across Buss Creek towards the much-loved coastal town of Southwold. Approached along a private road, the property is set behind secure electric gates and enjoys a high degree of privacy. A driveway, carport and garage with electric door, together with a workshop and store, provide ample parking and practical space.

The gardens are a particular feature of the property, beautifully tended and thoughtfully laid out. A raised terrace with summer house offers an ideal vantage point to take in the outstanding views over the creek to Southwold, while a productive vegetable garden with potting shed and traditional smoke house adds to the charm and character.

Inside, the accommodation benefits from gas central heating and double glazing throughout. A rear entrance leads into a utility area and through to a fitted kitchen and dining room, with French doors opening directly onto the terrace to make the most of the setting. The large hallway provides access to a ground floor bedroom, family bathroom and separate WC. The spacious living room is designed to capture the far-reaching views, creating a light and welcoming space. On the first floor, the landing leads to two further bedrooms, including the main bedroom with ensuite bathroom. Both bedrooms enjoy fine views over the creek to Southwold.

The location is as appealing as the property itself. Southwold, just

a short walk away, is set on the East Suffolk Heritage Coast, an Area of Outstanding Natural Beauty. The town is renowned for its beach, pier and greens, and offers an excellent range of shops, golf and sailing clubs, as well as its unique small cinema. The neighbouring village of Reydon provides everyday amenities including two general stores, a well-regarded hotel and public house, and a bowls club. The wider area is celebrated for its glorious coastline and unspoilt countryside, offering a wonderful environment in which to live.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains gas, 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

Tel: 01502 722253 Ref: 20955/RDB.

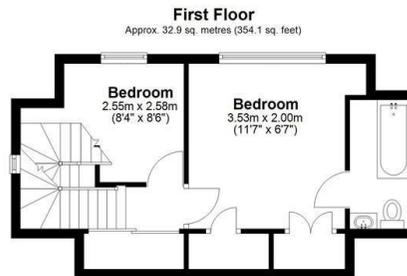
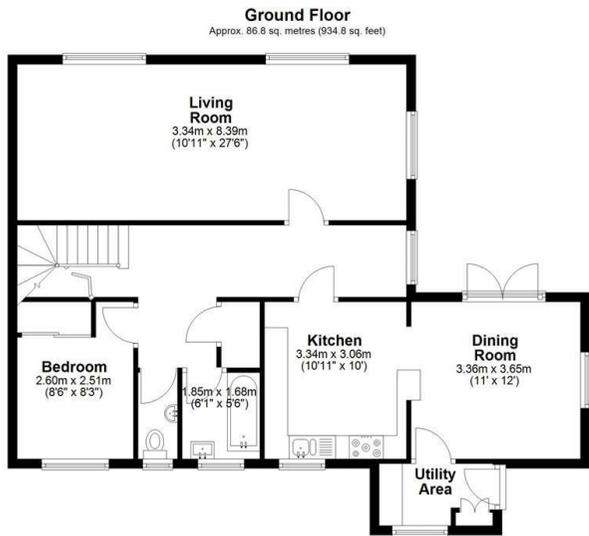
FIXTURES & FITTINGS

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

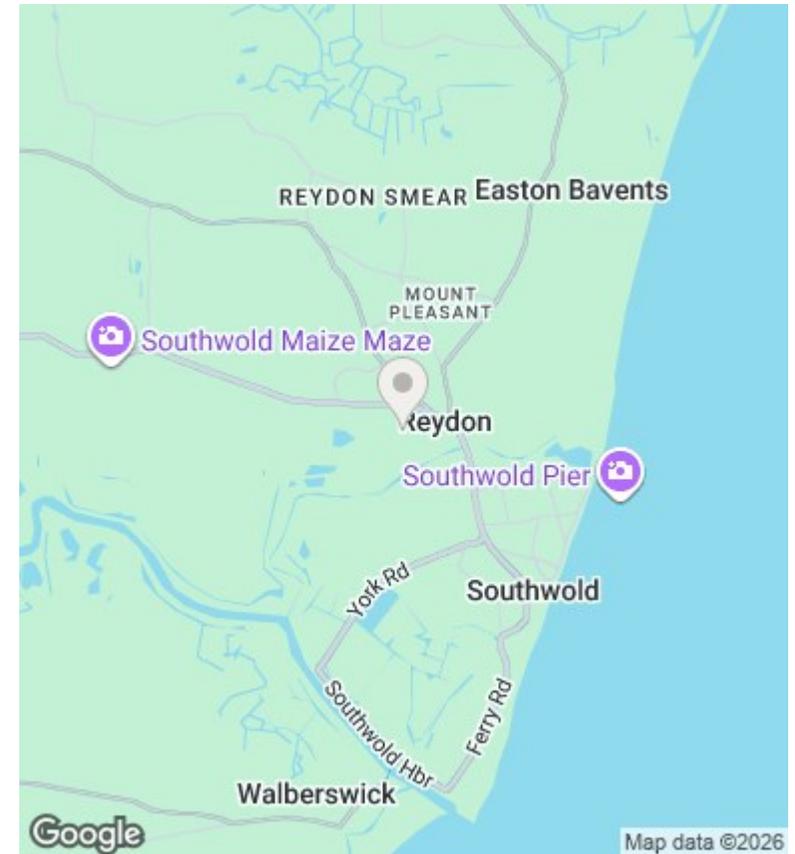
be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







Total area: approx. 119.7 sq. metres (1288.9 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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