



SOUTHWOLD
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
SAXMUNDHAM

ESTATE AGENTS



48A STRADBROKE ROAD SOUTHWOLD
GUIDE PRICE £295,000 LEASEHOLD

Ground Floor Apartment Recently Renovated and Refurbished

Communal Entrance Entrance Hall Sitting Room

Dining Room Kitchen Bedroom

Bathroom Rear Lobby

Enclosed Rear Courtyard

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

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THE PROPERTY

48A Stradbroke Road is a one bedroom ground floor apartment which has been renovated and refurbished to a high specification. Consequently it is in very good order throughout. Main benefits include light and airy rooms, gas fired central heating, a courtyard garden and part double glazing.

The accommodation comprises: a communal entrance hall, entrance hall, sitting room, bedroom, dining room, kitchen, rear lobby and bathroom. To the rear is an enclosed courtyard.

The apartment would be ideally suited for either full time occupation or for use as a bolt hole.

There is a restriction in the lease that does not allow the flat to be used for holiday letting.

To appreciate fully the accommodation offered, early viewing is strongly recommended.

LOCATION

Number 48A is situated in the heart of Southwold a short stroll from the seafront and the High Street shops.

The town offers a vast array of leisure facilities and amenities including High Street shops, restaurants, public houses, Churches, library, doctors and dental surgeries, award winning pier, golf and sailing clubs. All of these amenities are within easy reach.

The surroundings being part of Suffolk's area of outstanding natural beauty, are renowned for coastal walks and bird watching.

DIRECTIONS

Leave the agents Southwold office and turn right, crossing the road and taking the first left into Church Street. At the end of Church Street turn right and head towards the Sole Bay Inn. Turn left after the pub into Stradbroke Road and proceed for approximately 300 metres. The apartment can then be found on the left hand side.

The accommodation in more detail comprises:

ACCOMMODATION

A half glazed front entrance door opens to the communal hall and an entrance door gives access to the apartment.

ENTRANCE HALL

With ceiling light point; under stairs storage cupboard; telephone point; power point; door to:-

SITTING ROOM

15ft 2in x 12ft 6in. Including Bay.
4.64m x 3.82m

Attractive bay window to front aspect; feature marble fireplace housing a flame effect electric fire; radiator; ample power points; two wall light points; ceiling light point; TV point; engineered oak flooring.

BEDROOM

12ft 3in x 10ft 3in.
3.75m x 3.13m

Double glazed window to rear aspect; fireplace recess with hearth; radiator; ample power points; ceiling light point; engineered oak flooring.

DINING ROOM

11ft 8in x 9ft 3in.
3.56m x 2.83m

Double glazed window to side aspect; fireplace recess with mantle; built in cupboard to fireplace alcove housing the gas fired combination boiler for central heating and domestic hot water; radiator; meter cupboard; engineered oak flooring; opening to:-

KITCHEN

10ft 6in x 7ft.
3.22m x 2.11m

Double glazed window to side aspect; 1½ bowl inset sink with mixer tap; a good range of cream colour base and wall mounted units with concealed lighting; oak work surfaces and upstands; built in stainless steel Zanussi oven, inset induction hob, stainless steel extractor hood and glass splash back. Integrated fridge; integrated freezer; ceiling light point; electric towel radiator; ceramic flooring; door to:-

REAR LOBBY

With double glazed window to rear aspect and double glazed door to side; integrated washing machine with oak work surface over; recessed ceiling lights; ceramic tiled flooring; door to:-

BATHROOM

6ft 5in x 5ft 5in.
1.95m x 1.65m

Double glazed window to rear aspect; a three piece suite in white comprising a panelled bath with shower attachment and glass screen; vanity style wash basin; low level w.c.; towel radiator; extractor fan; ceiling light point; ceramic tiled flooring.

OUTSIDE

To the rear of the property is an enclosed courtyard which is paved for ease of maintenance. There is a gate giving pedestrian access back to the street.

LOCAL AUTHORITY
Waveney District Council.

ENERGY PERFORMANCE RATING
D

AGENTS NOTE

It is a condition of the lease that the property cannot be used for holiday letting.

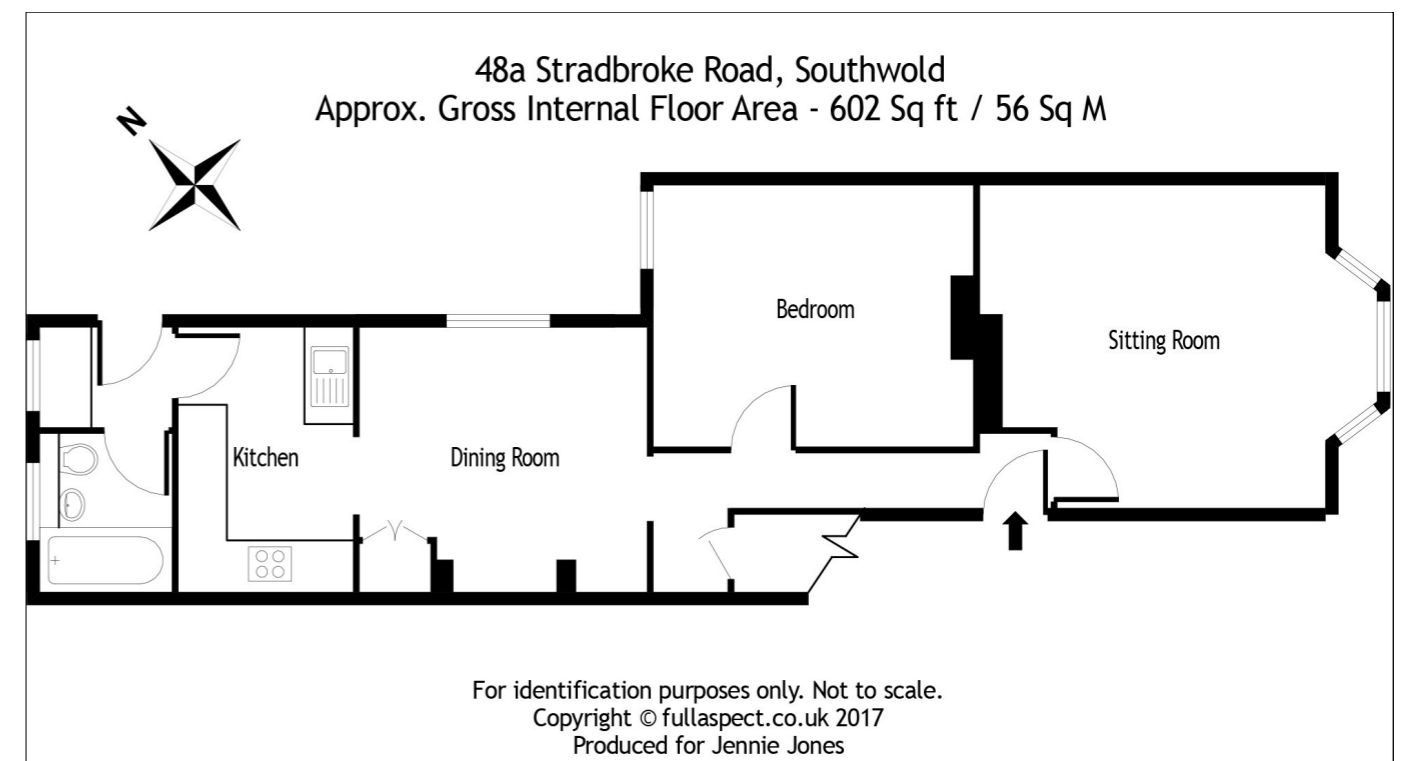
SERVICES

We understand all mains services are connected.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3891



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office