



Southwold, Suffolk

Guide Price £295,000

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- Living Room & Dining Room
- Two Double Bedrooms with a Third off Principal Room
- Edwardian Terrace Location in Reydon
- Large Rear Garden with Separate Garage for Parking
- NO ONWARD CHAIN
- Perfect Second Home or Investment
- Convenient Location, Short Walk Into Southwold

Seaview Road, Southwold

Reydon is a popular and well-served village located just to the north of the coastal town of Southwold, offering a blend of rural charm and everyday convenience. The village provides a range of local amenities including shops, a primary school, and recreational facilities, while benefiting from excellent access to Southwold's beaches, independent shops, and renowned dining options. Surrounded by open countryside and scenic walking routes, Reydon is ideal for those seeking a peaceful village setting with the added advantage of coastal living and good transport links to nearby towns and villages.



Council Tax Band: B



DESCRIPTION

Situated on sought-after Seaview Road in the charming village of Reydon, this delightful three-bedroom Edwardian mid-terrace property beautifully blends period character with practical family living. The home is approached via an entrance porch which opens into a welcoming living room, rich in character and centred around an attractive feature fireplace. This inviting space flows seamlessly into the dining room, again showcasing period charm with its own fireplace and an abundance of natural light. Stairs rise from here to the first floor, while the layout continues through to the rear of the property. The galley-style kitchen offers generous workspace and room for all essential appliances, making it both functional and efficient. Beyond the kitchen sits the family bathroom, conveniently positioned at the back of the house. A patio door provides direct access to the rear garden, creating an easy connection between indoor and outdoor living. Upstairs, two well-proportioned double bedrooms are accessed from the landing. The third bedroom is accessed via the principal bedroom, making it ideal as a walk-in wardrobe, dressing room, nursery, or home office.

Externally, the property boasts a long, established rear garden filled with mature shrubbery and plants, offering a peaceful and private outdoor retreat. The garden leads through to a garage at the rear, which benefits from both pedestrian and vehicle access, a valuable and practical addition. A charming Edwardian home in a desirable location, offering character features, generous accommodation, and excellent outside space.

LIVING ROOM & DINING ROOM

The living room is a wonderfully characterful space, entered directly from the entrance porch, immediately setting the tone for the home's Edwardian charm. Filled with warmth and period appeal, the room is centred around an attractive fireplace, creating a cosy focal point and an inviting atmosphere ideal for relaxing evenings. Leading through,

the dining room continues the property's sense of character, again featuring its own fireplace which enhances the traditional feel of the space. Natural light pours in, giving the room a bright and airy ambience while still retaining its cosy charm. Stairs rise from the dining room to the first floor, making it a natural hub of the home, perfectly suited for both everyday family living and entertaining.

KITCHEN

Positioned at the rear of the property, the kitchen is arranged in a practical galley style, offering an efficient layout with ample worktop and storage space. There is room for all essential appliances, making it a highly functional area suited to everyday family life. A patio door opens directly onto the rear garden, allowing for plenty of natural light and creating an easy flow between indoor and outdoor spaces.

FAMILY BATHROOM

Located at the rear of the property, the family bathroom is conveniently positioned on the ground floor, accessed via the kitchen. Practical in its layout, it serves the household with ease and is ideally placed for everyday use. Its position at the back of the home provides privacy, while remaining easily accessible from the main living accommodation.

BEDROOMS

Upstairs, the property offers well-balanced bedroom accommodation arranged off the landing. There are two generous double bedrooms, both well-proportioned and ideal for comfortable furnishings, making them perfectly suited as principal and guest bedrooms. The third bedroom is accessed directly from the principal room, offering a versatile additional space. This room would be ideal as a walk-in wardrobe, dressing room, nursery, or home office, providing flexibility to suit a variety of lifestyle needs.

OUTSIDE SPACE

Externally, the property enjoys a long rear garden that provides a

wonderful sense of space and privacy. Filled with established shrubbery and a variety of plants, the garden offers a mature and attractive setting, ideal for relaxing, gardening, or entertaining during the warmer months. The garden extends all the way through to the garage at the rear, which benefits from both pedestrian and vehicle access, a practical and highly desirable feature, offering secure parking or additional storage.

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: 21016/JD

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.

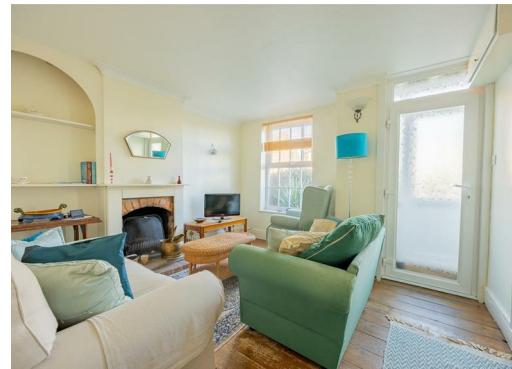
TENURE

Freehold

OUTGOINGS

Council Tax Band B





GROUND FLOOR
431 sq ft. (40.0 sq m.) approx.



1ST FLOOR
357 sq ft. (33.1 sq m.) approx.



GARAGE
246 sq ft. (22.9 sq m.) approx.



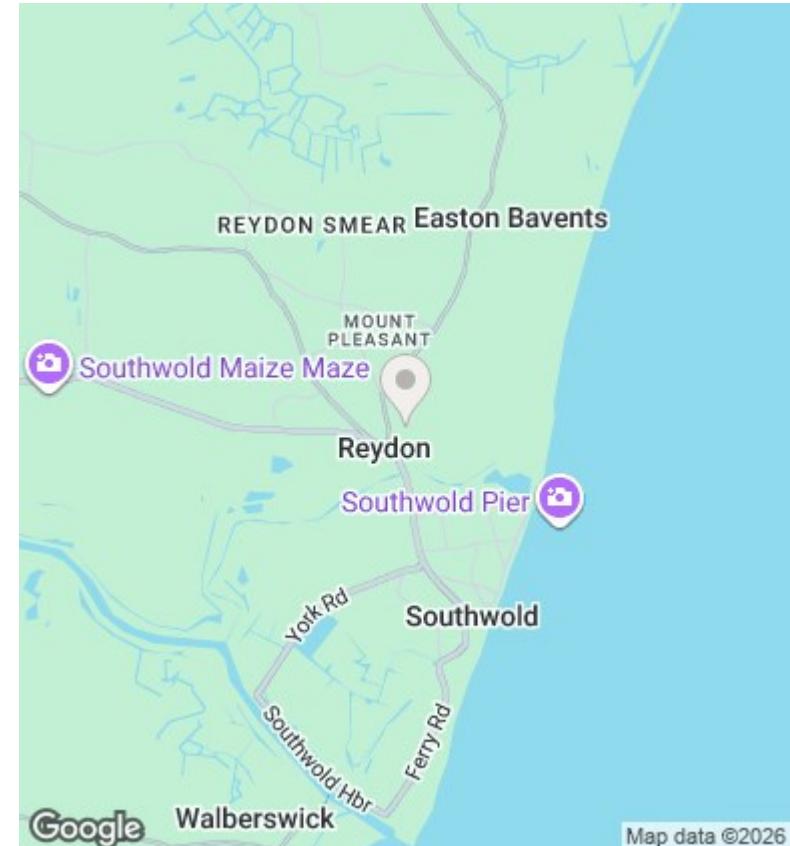
TOTAL FLOOR AREA : 1034 sq ft. (96.1 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate. Responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor and agent make no representations or warranties 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 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
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