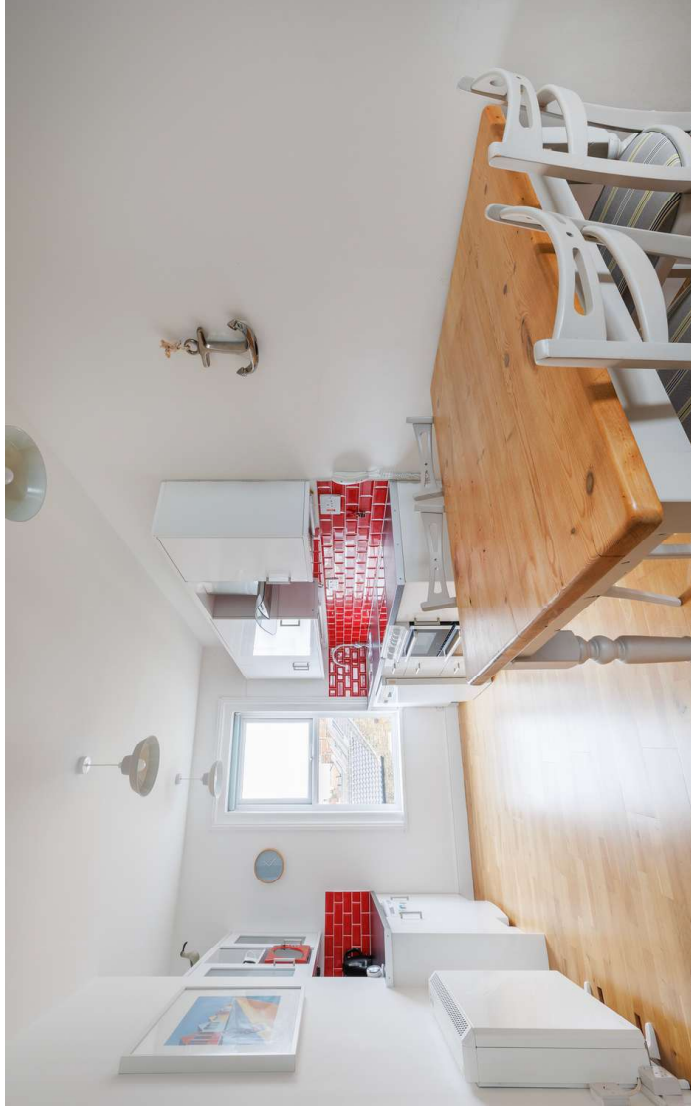




FLAT 2,
11-13, THE CRAIGHURST, NORTH PARADE SOUTHWOOLD, IP18 6LP



A spacious and well-presented two-bedroom apartment in an enviable seafront location in Southwold benefitting from stunning sea views

Ideally situated just moments from the seafront, this attractive first floor apartment offers well-proportioned and versatile accommodation, making it an ideal permanent home, coastal retreat or holiday letting opportunity. The apartment is approached via a communal staircase which leads into a central entrance hall. From here, the accommodation flows naturally to the principal rooms.

The generous sitting room is a light and welcoming space, providing plenty of room for comfortable seating and dining. The room has an attractive layout with a number of windows allowing natural light to fill the space, overlooking southwold's popular seafront. The separate kitchen is well proportioned and offers ample space for a good range of fitted units and appliances, together with additional room for informal dining or preparation. Its generous proportions make it a practical and sociable part of the apartment.

There are two comfortable bedrooms, both enjoying good proportions and offering flexibility for guests, family or those wishing to create a home office. The principal

bedroom is particularly well suited as a spacious main bedroom, while the second bedroom provides useful additional accommodation. The bathroom is generously sized and fitted with a full-size bath, wash basin and WC, with useful space around the suite.

SERVICES

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

TENURE

Leasehold. 999 Years starting 26/10/1988. Annual service charge of £3,490.

VIEWING

Strictly by appointment with the agent's Southwold Office.

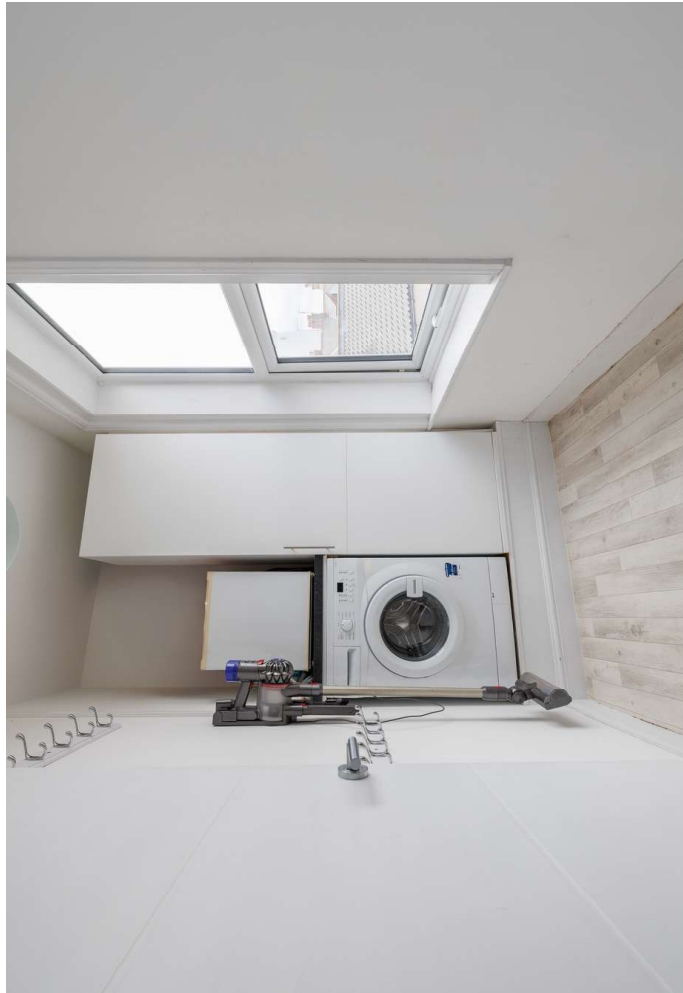
LOCAL AUTHORITY

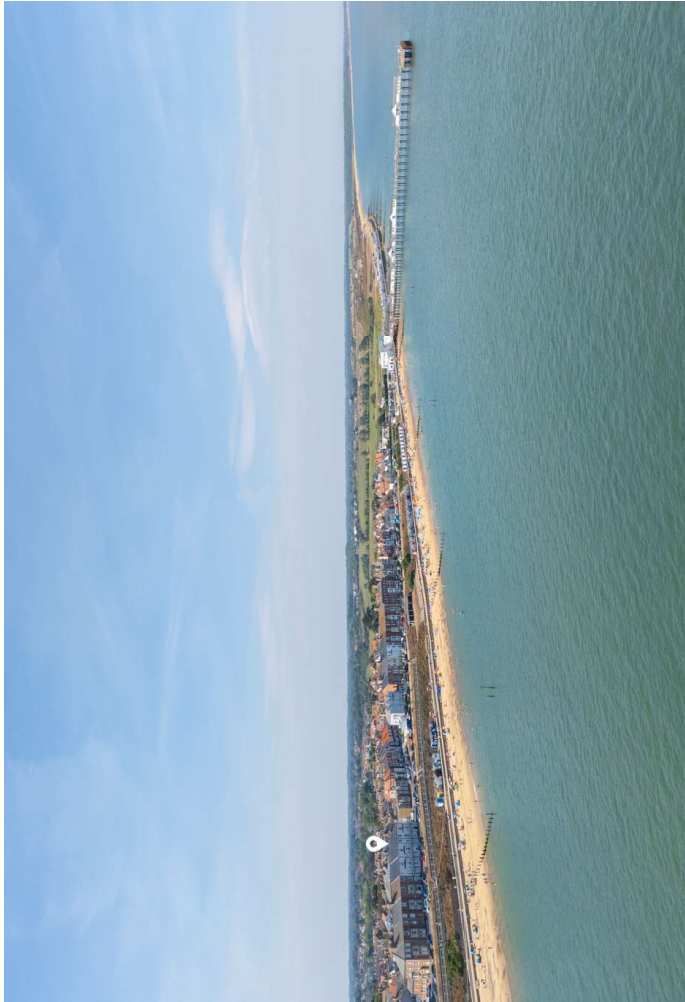
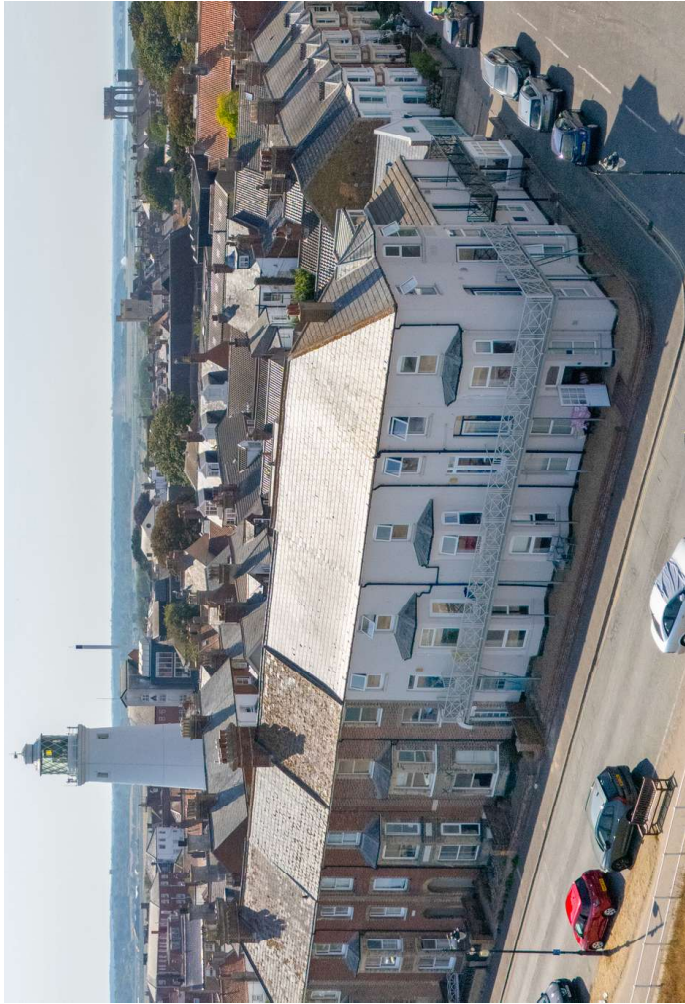
East Suffolk Council. Not registered for Council Tax band





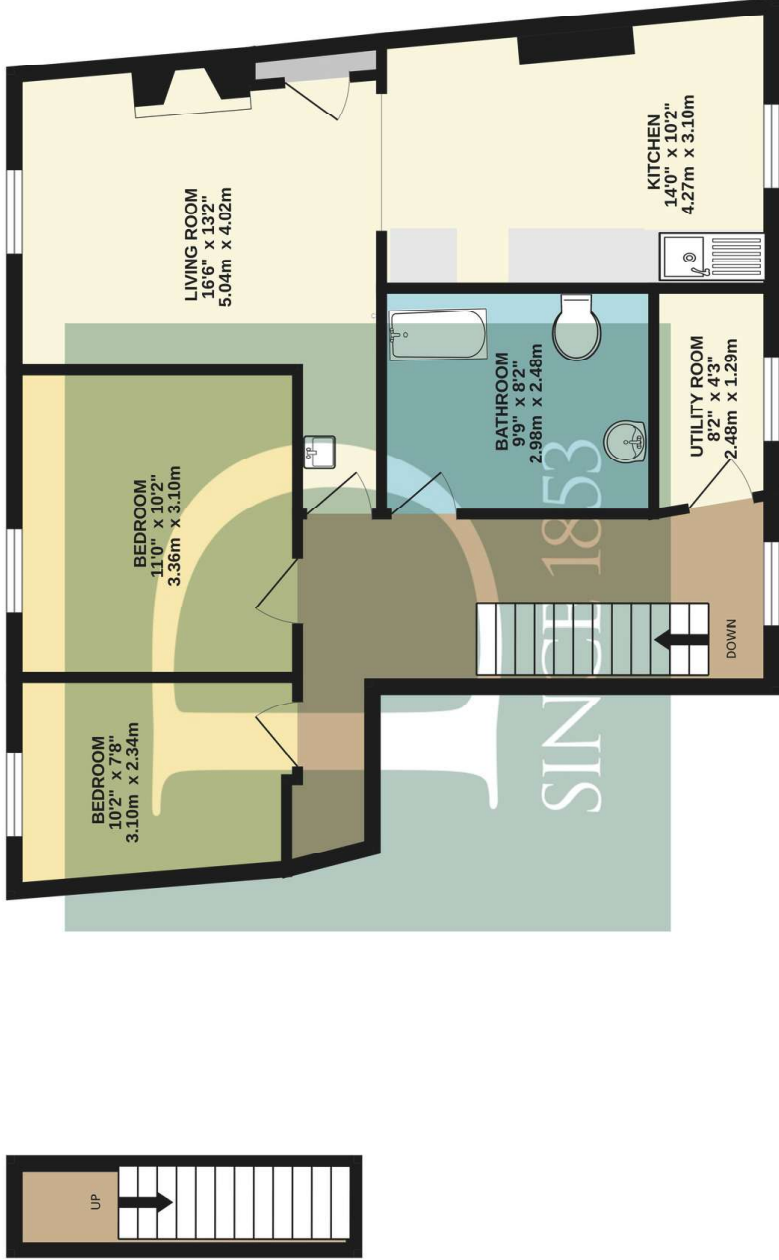
SPECTACULAR
SEA VIEWS







FLOOR PLAN



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements were taken from the floorplan and are not intended to be used as a basis for any legal proceedings, 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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Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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