



## Southwold, Suffolk

Guide Price £800,000

- Successful 4 Bedroom Holiday let Apartment
- Immense Charm and Character
- Situated in the Heart of Southwold In Sight of the Sea
- Retail Premises with Excellent Street Frontage
- Significant Rental Income
- Elegant Living Room
- Spacious Kitchen and Dining Room
- 4 Double Bedrooms and 2 Shower Rooms
- Residential EPC - D

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# East Street, Southwold

An opportunity to acquire the freehold of this apartment and retail premises situated in the perfect location on East Street just off the market place, a short stroll from the sea front and Common.

Occupying a prominent position on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and the promenade is lined with colourful beach huts. At the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.



Council Tax Band:



## DESCRIPTION

Walton House is a charming and characterful period home arranged over several floors, tucked away behind a gated passageway opening into a private courtyard and welcoming conservatory entrance. Rich in architectural detail and enjoying glimpses towards the sea, this elegant property combines generous accommodation with timeless period charm.

The house is entered via a timber and double glazed conservatory leading into an entrance hall with staircase rising to the first floor, where a stylish shower room with large walk-in shower is positioned on the half landing. The principal reception rooms are beautifully proportioned, including an impressive sitting room with high ceilings, part timber-panelled walls and an imposing fireplace with marble surround. A large bay window frames attractive views along East Street past the Lord Nelson towards the sea.

From the landing, a doorway opens into a delightful dining room with sash window to the rear and built-in bench seating, creating a warm and sociable entertaining space. Beyond lies a generously sized kitchen fitted with an extensive range of units, polished stone work surfaces and integrated appliances, while a vaulted ceiling with exposed timbers and roof lights enhances the sense of space and character.

A further reception room, currently arranged as a bedroom, mirrors the elegance of the sitting room with its bay window, timber-panelled walls and cast iron fireplace, again enjoying views along the street towards the sea.

The second floor provides three well-proportioned double

bedrooms arranged around a polished timber-floored landing, two of the bedrooms retaining attractive ornamental cast iron fireplaces. An elegant family bathroom serves this floor, while a cosy snug or TV room tucked within the eaves offers an additional retreat.

## TENURE

Freehold

## OUTGOINGS

Council Tax band currently deleted

## 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](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: /RDB.

## FIXTURES AND 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.

#### AGENTS NOTE

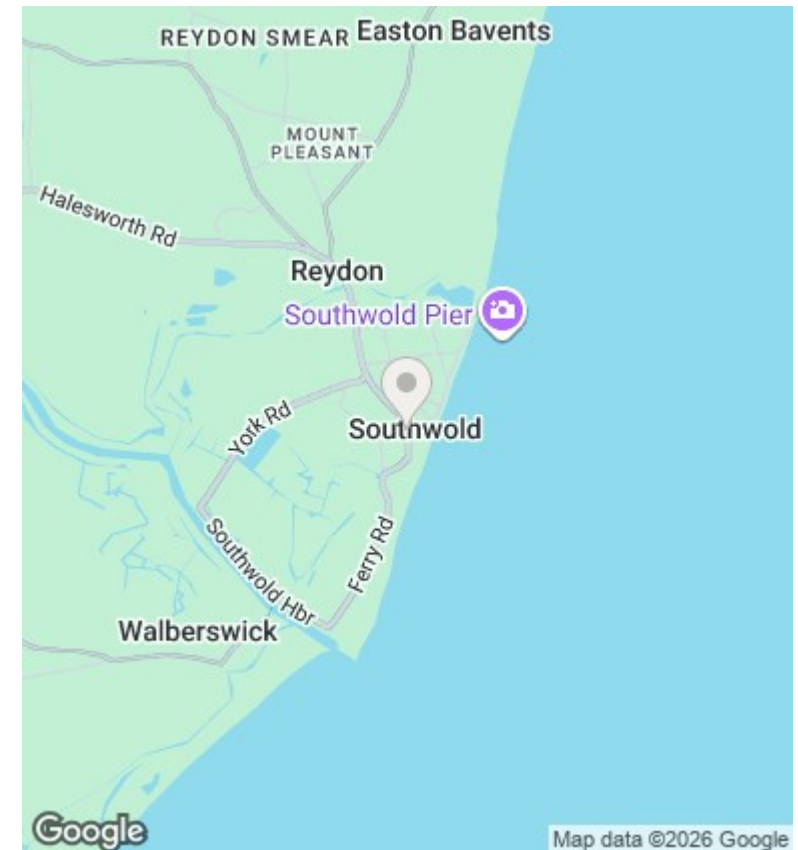
Retail: current rent £20,000 pa

Holiday let income average over the last three years £35,710.

Further details available on request.







## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 55      | 74        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)