Crown Court, Cross Street

Bungay, Suffolk



MUSKER McINTYRE
ESTATE AGENTS

Beccles - 5.7 miles
Halesworth - 8.9 miles
Southwold - 16.8
Norwich - 15.4 miles



An impressive Grade II Listed maisonette situated in the very heart of the vibrant Market Town of Bungay. Having undergone a later re-design the property offers well proportioned accommodation in a superb setting between the Historic Buttercross and grounds of St Mary's Church. Internally an open-plan living and kitchen area are at the centre of the property with two double bedrooms and a bathroom set over the two floors. Outside the communal garden enjoys a southerly aspect. A further attached portion of the original building is available by separate negotiation for further development (stpp).

Accommodation comprises briefly:

- Entrance Lobby
- Kitchen/Dining/Living Area
- Master Bedroom
- Second Double Bedroom
- Shower Room
- Communal Garden
- Opportunity To Purchase Attached Building For Development

The Property

Entering the property via the entrance lobby on the ground floor we find a space for our coats and boots before the staircase rises to the first floor landing. To our left we find the impressive master bedroom enjoying a view over the garden and boasting a large built in cupboard space. Stepping over the landing we enter the open-plan living, dining and kitchen area. This generous room commands a view of the historic Buttercross and Town Centre from a large sash window that fills the space with natural light. A room divide offers a subtle break between the living and kitchen areas behind which a range of fitted units boast a fitted oven, hob and extractor whilst space for our washing machine and fridge freezer are made. From this large room a second staircase leads us to the upper floor landing where we find the second double bedroom which extends into the eaves space. Adjacent the shower room boasts a shower, wash basin and w/c. This completes the accommodation.







Outside

Approaching the property from the historic Buttercross in the heart of this Norfolk/Suffolk Border town we access the property over the communal garden area that serves Crown Court. The outside space is laid to stone with a variety of attractive potted shrubs. The garden enjoys a view toward the steeple of the stunning St Mary's Church over the boundary wall. From inside the property we take in the views over the Buttercross once a hub of trade in the town now providing a delightful recreational and retail area.

Location

This property is positioned in the heart of the historic Suffolk market town of Bungay. Bungay offers a fantastic range of all the necessary amenities and shops, schools, antique shops, restaurants, the Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings
All fixtures, fittings and furnishings are available, subject to negotiation to allow for a seamless continuation of the short stay/holiday let business.

Services
All mains connected. Electric heating.
Energy Rating: E

Local Authority:
East Suffolk Council
Tax Band: A
Postcode: NR35 1AU

What3Words: ///banana.ogre.unearthly

Tenure
Vacant possession of the leasehold will be given on completion. The property is offered with a 999 year lease issued on completion. Peppercorn ground rent. The service charge/ contribution will be a 25% apportionment of building costs per annum.

Agents' Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £165,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon	01508 521110
Halesworth	01986 888205
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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