



5 CENTRE CLIFF
SOUTHWOLD, SUFFOLK



A PRIME COASTAL POSTION WITH UNRIVALLED SEA VIEWS

A rare coastal residence, over the entire ground floor, with exclusive use of the private surrounding gardens, in an exceptional seafront position with uninterrupted sea views.

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Local Authority: East Suffolk Council
Council Tax band: F
Tenure: Freehold

Mains: Drainage, Water, Gas & Electricity



INSIDE

All of the rooms are connected by a central hallway, off which are the bedrooms, bathrooms, kitchen and principal sitting room. The sitting room, in an elevated position on Centre Cliff, offers expansive, uninterrupted views over the garden and the sea beyond.

The kitchen benefits from a side-sea view and includes a pantry and store cupboard, with the potential to open the wall leading through to the sitting room to create an open-plan kitchen.

There are four bedrooms and two bathrooms. One of the bedrooms could be used as an additional sitting room if required.





OUTSIDE

The property benefits from a private garden which is perfect for outdoor entertaining with expansive views, and for access onto the promenade.

The garden can be accessed from the principal bedroom with a sheltered seating area for privacy, and the principal reception room with double doors leading onto the lawn. There is parking at the front of the property for two cars and a garage which could be used for storage or parking.

* Some images contained within this brochure have been digitally enhanced using AI technology and are intended for illustrative purposes only.





HISTORY

5 Centre Cliff forms part of the historic Centre Cliff estate, originally associated with Centre Cliff House dating from 1829. The site evolved into the renowned Centre Cliff Hotel during Southwold's Victorian heyday and was significantly enlarged at the turn of the twentieth century, when the wing now known as No. 5 was constructed as the hotel's ballroom.

Following military occupation and wartime damage during the Second World War, the upper storeys of the hotel were removed in the 1940s before the building was carefully converted into the collection of prestigious residences seen today. The property therefore represents a rare opportunity to own a distinctive piece of Southwold's architectural and seaside heritage.





SITUATION

Situated in the highly sought-after seaside town of Southwold, 5 Centre Cliff combines a prime central location with uninterrupted sea views and its own private garden. Just a short walk from the sandy beach and the bustling town centre, the property offers convenient access to a wealth of independent shops, cafés, and award-winning restaurants. The charming village of Walberswick lies just 1.5 miles away, offering additional dining options.

Southwold is renowned for its vibrant food scene, with fresh seafood, artisanal bakeries, and locally sourced produce. Popular venues include The Crown, The Swan, Sole Bay Fish Company, The Sail Loft, and Two Magpies Bakery. Nearby Aldeburgh is also celebrated for its seafood, with seafront shacks serving the daily catch.





Southwold Harbour, the Golf Club and the sandy beach, famed for its colourful beach huts, are all within walking distance. The sought-after village of Walberswick is also easily reached on foot via the River Blyth bridge in around 20 minutes.

The area offers a good selection of both state and independent schools, including the highly regarded St Felix School in Reydon, less than five minutes away by car.

London is accessible by rail from nearby Halesworth (8 miles) or Darsham (9.6 miles), with journey times of approximately two hours via Ipswich.





Approximate Floor Area = 188.9 sq m / 2033 sq ft
Garage = 20.9 sq m / 225 sq ft
Total = 209.8 sq m / 2258 sq ft



Approximate Gross Internal Area = 209.8 sq m / 2,258 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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