



## Westleton, Suffolk

Guide Price £350,000

- No Onward Chain
- Ensuite Shower & Family Bathroom
- Great Potential!
- Three Double Bedrooms & Ensuite
- Quiet Cul De Sac, Parking & Garage
- New Boiler, Oil tank, Carpets and Vinyl Flooring
- Large South facing Private Garden & Greenhouse
- Sitting Room & Open Fire
- EPC - D

# Gorse View, Westleton

A detached bungalow with large south facing garden in a peaceful cul de sac position in this most popular of Suffolk Coastal villages. Westleton lies about six miles northeast of the market town of Saxmundham and just over two miles east of the A12. Set around a traditional village green, Westleton boasts restaurants, public houses, motor vehicle garage and a thriving village store and a post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich heath are all close by.



Council Tax Band: D



## DESCRIPTION

Tucked away in a peaceful cul-de-sac among a cluster of similar properties, this detached bungalow offers generously proportioned accommodation with exciting potential for improvement and extension. Set in one of the most desirable and well-served villages along the Suffolk Heritage Coast, the home provides a rare opportunity to create a truly welcoming and individual residence in a highly appealing location.

The property is set back from the road behind an open-plan lawned garden, with a central pathway leading to the front door. Stepping inside, a spacious hallway provides access to the main living areas. The double-aspect sitting room is bright and airy, featuring an attractive brick open fireplace and patio doors that lead into the conservatory and out to the rear garden—perfect for enjoying sunny days and seamless indoor-outdoor living.

The kitchen offers a wide range of storage units and also enjoys direct access to the garden, making it ideal for those who love to cook and entertain. The accommodation includes three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining two bedrooms.

To the rear, the garden enjoys excellent privacy and a desirable southerly aspect, offering the ideal setting for outdoor relaxation and al fresco dining. A hand gate leads to an additional, generously sized garden area screened by mature hedgerows—perfect for cultivating a vegetable plot, creating a wildlife-friendly space, or enjoying a variety of outdoor activities.

The property also benefits from a block-paved parking bay within the cul-de-sac, situated adjacent to a single brick-and-tile garage, providing convenient off-road parking and additional storage. Further features include oil-fired central heating and double glazing throughout.

Recently new carpets have been added and new vinyl in both bathrooms. In addition a new boiler and oil tank have been installed. The property would benefit from a general program of modernisation, it presents a wonderful opportunity for buyers looking to put their own stamp on a home and embrace life in a charming coastal village renowned for its community spirit, amenities, and proximity to the stunning Suffolk coastline.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band Currently D.

## SERVICES

Mains 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: 20869/RDB.

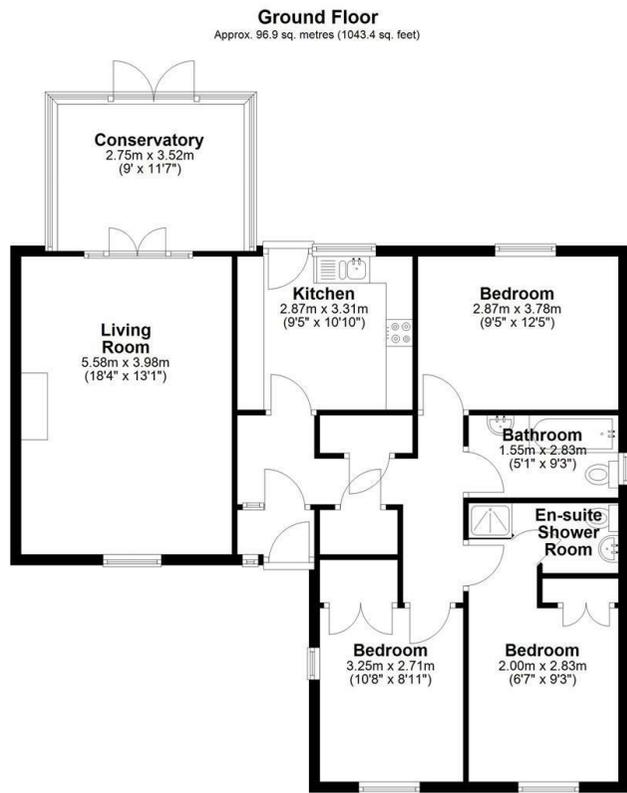
## FIXTURES AND FITTINGS

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

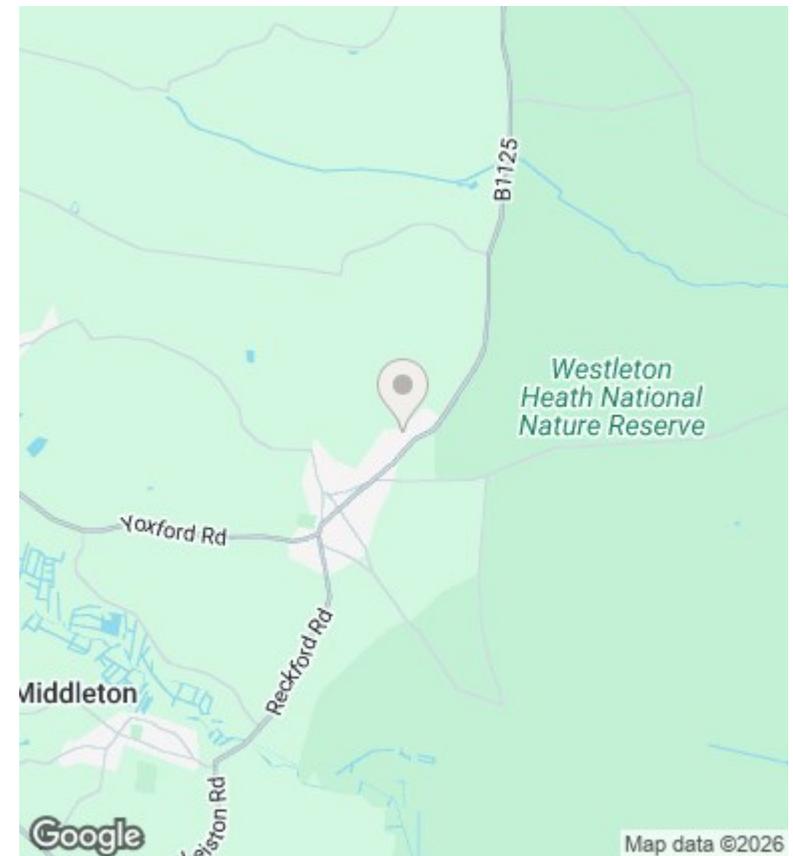
photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished 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.







Total area: approx. 96.9 sq. metres (1043.4 sq. feet)



### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		<div style="border: 1px solid black; padding: 5px; text-align: center; width: 30px; margin: 0 auto;">81</div>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)