



## Southwold, Suffolk

Guide Price £400,000

- No Onward Chain
- Two Double Bedrooms
- Views of the Seafront
- £400,000 Guide Price
- Two Ensuites
- Prime Southwold Location
- A Successful Holiday Let in Southwold
- Open Plan Living Area

# North Parade, Southwold

Southwold is one of Suffolk's most sought-after coastal towns, celebrated for its charming character, vibrant community and unspoilt seaside setting. Famous for its iconic pier, colourful beach huts and expansive sandy beach, the town offers a wonderful blend of traditional seaside charm and refined living. An array of independent shops, cafés, restaurants and pubs line the High Street, while the surrounding marshes and countryside provide beautiful walks and nature trails. With its strong sense of community, year-round appeal and easy access to the wider Suffolk Heritage Coast, Southwold continues to be a highly desirable location for both permanent residents and those seeking a second home or holiday retreat.



Council Tax Band:



## DESCRIPTION

Positioned on the ever-popular North Parade in the heart of Southwold, this immaculate two-bedroom ground floor apartment offers a rare opportunity to acquire a beautifully renovated coastal home with its own private entrance and captivating sea views. Extensively refurbished to an exceptional standard, the property provides a superb open-plan living space designed for modern living while retaining a sense of character befitting its seaside setting. The generous layout seamlessly combines a stylish living area, defined dining space and a contemporary kitchen, creating a bright and sociable environment ideal for both relaxing and entertaining. Large windows frame delightful views towards the sea, allowing natural light to flood the interior and enhancing the apartment's coastal charm. Both bedrooms are spacious doubles, thoughtfully designed to offer comfort and privacy. Each benefits from its own sleek en-suite bathroom, newly fitted with modern three-piece suites comprising walk-in shower cubicles, wash hand basins and W.C.s, finished to a high specification. The location is truly exceptional. Situated just moments from the beach and the town's amenities, the apartment enjoys sea views from both the principal bedroom and the main living area, perfectly capturing the essence of life on the Suffolk coast. Currently operating as a highly successful holiday let, the property presents a superb investment opportunity, while equally lending itself to use as a luxurious second home or an elegant main residence in one of Suffolk's most desirable coastal towns.

## OPEN PLAN LIVING AREA

The living area forms the heart of this beautifully renovated apartment, occupying an impressive open-plan space that perfectly balances contemporary style with coastal character. Thoughtfully designed to maximise both light and layout, the room flows effortlessly between the sitting, dining and kitchen areas, creating a sociable and versatile environment ideal for entertaining or relaxed day-to-day living. Large windows draw in an abundance of natural light while framing delightful views towards the sea, providing a constant reminder of the apartment's exceptional North Parade setting in Southwold. The elevated outlook enhances the sense of space and tranquillity, making this a wonderfully calming place to unwind. To the front, a charming glass-panelled porch offers

an additional seating area, the perfect spot to sit with a morning coffee or evening drink while watching the sea. This inviting space further enhances the connection to the coastline, allowing you to enjoy the ever-changing views in comfort and shelter. The modern kitchen integrates seamlessly within the living space, finished to a high standard and positioned to remain connected to both the dining and seating areas. Whether hosting guests, enjoying family meals or simply relaxing after a day on the beach, the open-plan living area offers flexibility, comfort and a true sense of coastal living.

## BEDROOMS

The apartment offers two generously proportioned double bedrooms, both beautifully presented and designed with comfort in mind. Each room enjoys a bright and airy feel, with the principal bedroom benefiting from delightful views towards the sea, a wonderful feature to wake up to and a reminder of the property's enviable coastal position on North Parade in Southwold. The thoughtful layout, with each bedroom enjoying its own private en-suite, makes the apartment perfectly suited to hosting guests, family living or continued use as a successful holiday let, offering both privacy and practicality in equal measure.

## SHOWER ROOMS

Both shower rooms have been newly installed as part of the apartment's extensive renovation, finished to a high modern standard that complements the overall quality of the property. Each en-suite features a contemporary three-piece suite comprising a spacious walk-in shower cubicle, wash hand basin and W.C., all presented with sleek fittings and clean, stylish lines. Designed with both practicality and comfort in mind, the shower rooms offer a fresh, hotel-inspired feel, perfectly suited to a main residence, second home or continued use as a successful holiday let in Southwold. The inclusion of two beautifully appointed en-suites enhances convenience and privacy, making the layout ideal for hosting guests while maintaining a sense of luxury throughout.

## LOCATION

Situated within Craighurst on the highly sought-after North Parade, the apartment enjoys one of the most desirable positions in Southwold. This

prime coastal setting places the beach quite literally on your doorstep, with uninterrupted views of the sea from both the living area and principal bedroom, perfectly capturing the essence of seaside living. North Parade is renowned for its elegant period buildings and immediate access to the promenade, offering scenic walks along the shoreline and easy reach of the town's independent shops, cafés and amenities. Craighurst itself is a distinguished and well-regarded building, adding further prestige to an already exceptional address. Whether as a main residence, luxurious second home or continued successful holiday let, the location combines tranquillity, convenience and breathtaking coastal outlooks in one of Suffolk's most charming and vibrant seaside towns.

### TENURE

Leasehold - details to be confirmed

### 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:21018/JD

### FIXTURES & FITTINGS

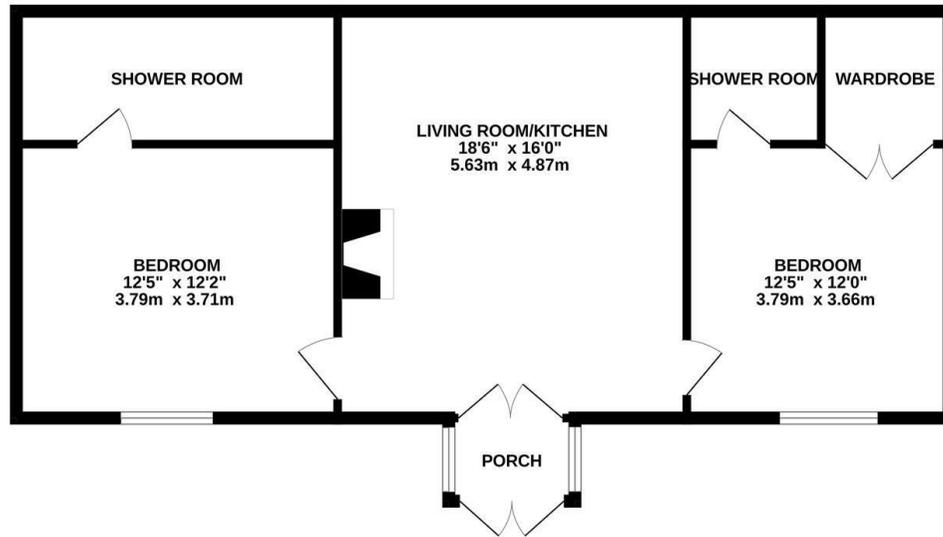
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### OUTGOINGS





## GROUND FLOOR



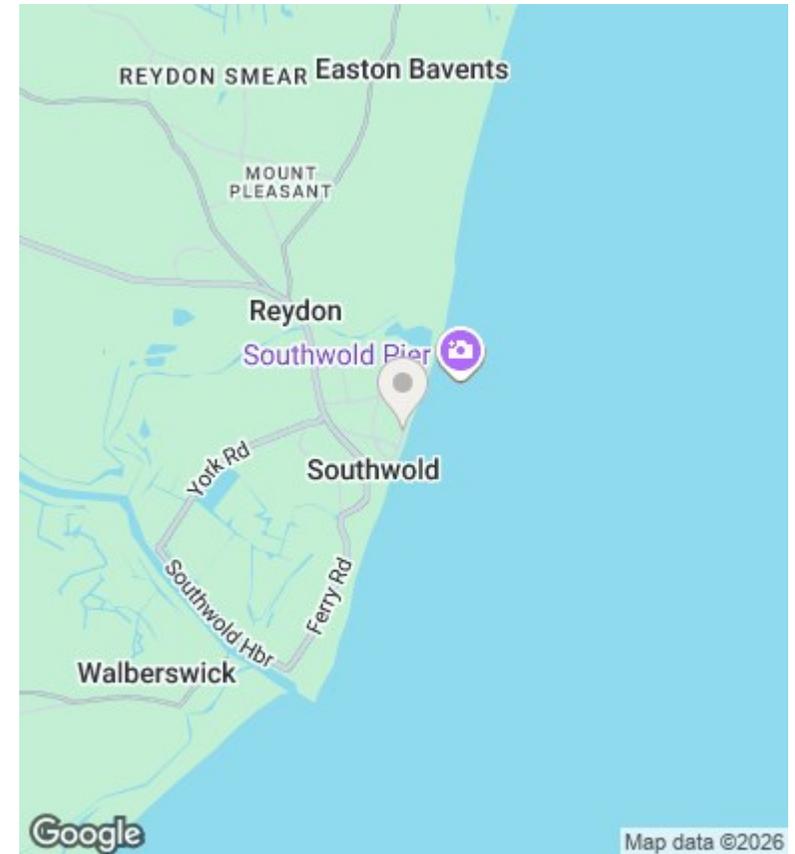
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### Conveyancing, Surveys & Financial Services

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
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		
<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)