



## Southwold, Suffolk

Guide Price £540,000

- Guide Price £540,000
- Yards from the Beach and Lord Nelson
- Courtyard Garden
- EPC - E
- Immense Charm and Character
- Open Fireplace
- Perfect Bolt Hole/Holiday Let
- Perfect Location
- Kitchen with integrated Appliances
- Double Glazing & Electric Central Heating

# East Street, Southwold

A charming seaside cottage situated a stones throw away from the beach and marketplace of this iconic Suffolk coastal town. East Street is situated in the heart of Southwold's Conservation Area, a few paces from the lighthouse, sea front and beach of this renowned coastal town. 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 a pier, and the promenade is lined with colourful beach huts. To 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: C



## DESCRIPTION

The Little Blue House is a most attractive period cottage situated in this excellent location just a stones throw away from the sea front and market place, being situated in the heart of Southwold and its Conservation Area. Currently a successful holiday let, the cottage is beautifully presented having a sitting room with fireplace, a small well fitted kitchen and a ground floor stylish shower room. To the first floor off of a small landing is a separate W.C. and two bedrooms. The principal bedroom is overlooking East Street and the second bedroom has fitted bunk beds and ships ladder to loft snug. To the rear of the property is a courtyard garden of sufficient size that may allow for the extension of the property, subject to the necessary planning permission and building regulation approval. At the far end of the garden is a storeroom with power, light and plumbing for an automatic washing machine. Secondary door leading to a passageway providing rear pedestrian access.

## ACCOMMODATION

### SITTING ROOM

Panel glazed entrance door opens to the sitting room. Cast iron open fireplace with inlaid decorative tiles and stone mantel and surround. Double glazed window overlooking East Street. Enclosed winder staircase to first floor with storage cupboard below. Opening to:

### KITCHEN

Double glazed window and door opening to the rear courtyard. Range of base and wall cupboards, work tops with single drainer stainless steel sink unit and tiled surround. Fitted appliances include two ring hob with re-circulator over, electric oven, microwave, concealed fridge and dishwasher.

## SHOWER ROOM

Fitted with a white suite comprising hand basin with storage below, W.C. and shower cubicle. Wall tiling.

## FIRST FLOOR

### LANDING

### SEPARATE W.C.

W.C. suite with cistern top hand basin. Cupboard housing pressurised water cylinder and electric boiler.

### BEDROOM ONE

Double glazed window overlooking East Street.

### BEDROOM TWO

Double glazed window to rear. Extending ladder to loft deck.

## OUTSIDE

To the rear of the property is a courtyard garden which measures approximately 22' in length and at the far end of the courtyard is a brick and tile STORE with power point, lighting and plumbing for an automatic washing machine. A second door opens into a rear passageway providing pedestrian access at the rear.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently deleted.

## SERVICES

Mains electricity, water and drainage.

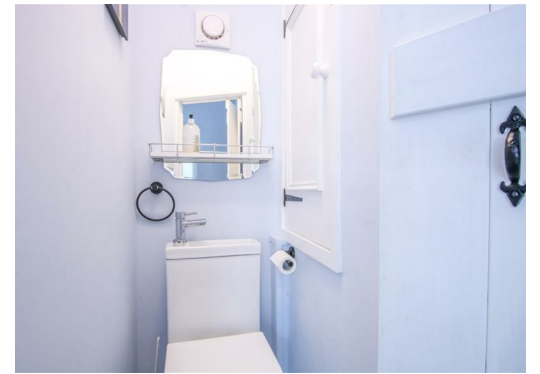
## VIEWING ARRANGEMENT

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: 20651/RDB.

## FIXTURES & FITTINGS

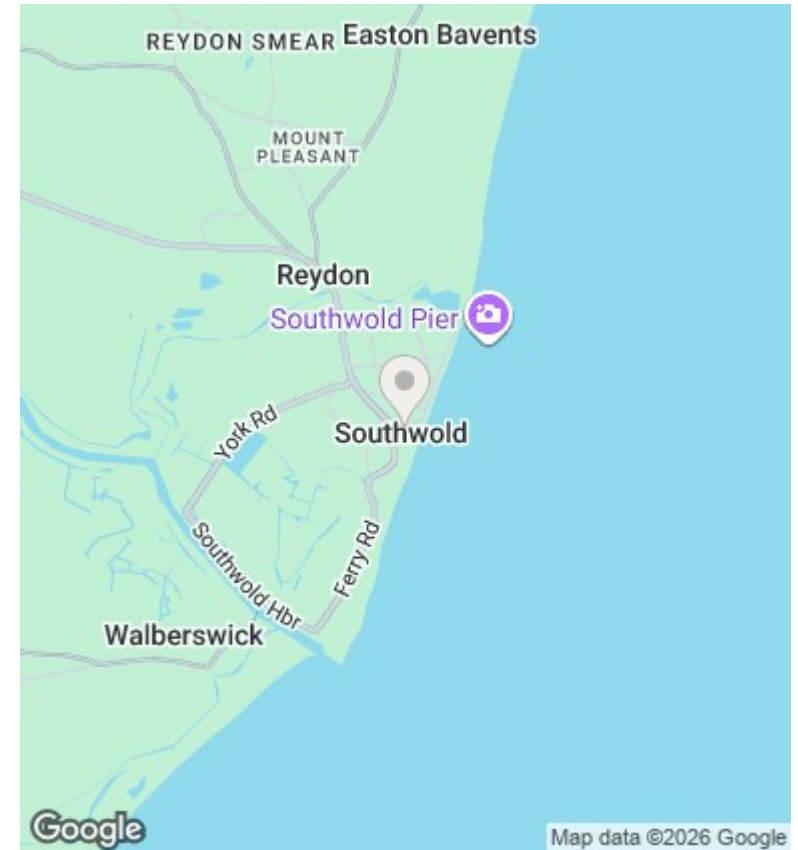
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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 FLOOR AREA: 478 sq.ft. (44.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the plan.  
 Made with floorplan 12/24



### 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>		39	
(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)