

## Southwold, Suffolk

Guide Price £850,000

- Victorian Mid Terrace Property
- Living Room & Sitting Room, Bay Window & Wood Burner Features
- Sought After Southwold Location
- Four Double Bedrooms
- Complete Shaker Style Kitchen & Utility
- Walking Distance to Beach
- Complete Renovated Throughout
- Three Shower Rooms Including Ensuite to Master
- EPC- E

# Stradbroke Road, Southwold

Situated in the heart of Southwold, this property enjoys the charm of a quintessential seaside town. Renowned for its picturesque beach, historic pier, and vibrant town centre, Southwold offers an array of independent shops, cafes, and renowned restaurants. The town also features excellent schools, local amenities, and scenic coastal walks, making it ideal for families or those seeking a relaxed coastal lifestyle. With its combination of seaside charm and convenience, the location perfectly complements the character and style of this beautifully renovated home.



Council Tax Band: D



## DESCRIPTION

This beautifully renovated contemporary Victorian mid-terrace in the heart of Southwold offers a perfect blend of period charm and modern living. Set across three floors, the property features four generous double bedrooms and three stylish shower rooms, ideal for family life or hosting guests. The ground floor boasts a welcoming living room, a cosy sitting room with a wood burner, and a stunning Shaker-style kitchen complete with integrated tower oven, fridge freezer, electric hob, and ample space for a dining table. A utility room provides additional convenience with space for appliances. Finished to a high standard throughout, the home combines elegance with practicality. Its prime location just a short distance from the beach makes it the perfect coastal retreat or full-time residence.

## LIVING AREAS

The property offers two versatile reception rooms, each designed to balance comfort with style. The sitting room, set to the front of the house, features a charming bay window that fills the space with natural light, complemented by a wood burner and elegant wood flooring. To the rear, the living room provides a more relaxed setting with patio doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. This room also benefits from wood flooring, enhancing the home's contemporary finish while retaining a warm and welcoming feel.

## KITCHEN/DINING/UTILITY ROOM

At the heart of the home is a beautifully designed Shaker-style kitchen, finished in a timeless, contemporary look. It comes fully equipped with an integrated tower oven, fridge freezer and electric hob, while thoughtful planning provides ample workspace and storage. The layout allows for a dining table, creating a natural hub

for family meals and entertaining. Adjoining the kitchen is a practical utility room with space for additional appliances, keeping the main living area uncluttered. This well-planned space perfectly combines style and functionality, making it ideal for everyday living as well as social gatherings.

## SHOWER ROOMS

The property benefits from three newly renovated shower rooms, all finished to a high modern standard. On the ground floor, a convenient shower room serves the main living spaces, while the principal bedroom enjoys its own en-suite, offering privacy and comfort. In addition, a stylish family shower room caters for the remaining bedrooms. Each has been thoughtfully designed with contemporary fittings and finishes, providing a fresh, sleek look that enhances both practicality and comfort throughout the home.

## BEDROOMS

The property offers four generously sized double bedrooms arranged over two upper floors. On the first floor, three well-proportioned rooms provide comfortable and versatile accommodation, with the front bedroom featuring a bay window that adds character and floods the space with natural light. The second floor is home to the fourth double bedroom, offering a private and peaceful retreat. Each bedroom has been thoughtfully finished, creating bright, welcoming spaces ideal for both family living and visiting guests.

## OUTSIDE

The property features a fully enclosed courtyard garden, providing a private and secure outdoor area. A patio offers the perfect space for al fresco dining or entertaining, while the manageable size ensures low maintenance without compromising on style. This

versatile garden extends the living space outdoors, ideal for relaxing or socialising in a tranquil setting.

## TENURE

Freehold

## OUTGOINGS

East Suffolk Council

## 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.

## VIEWING ARRANGEMENTS

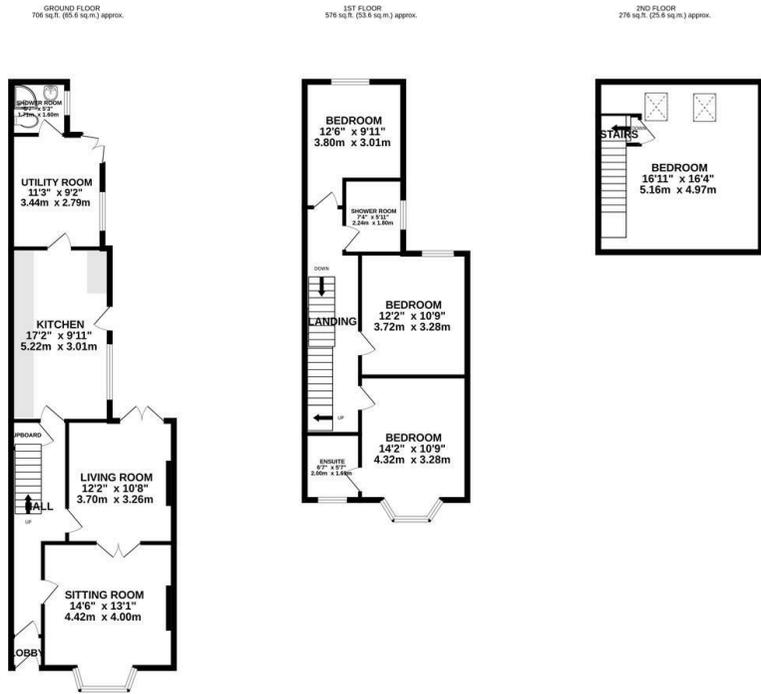
Please contact Flick & Son, 8 Queens Street, IP1 8 6EQ for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk).

## SERVICES

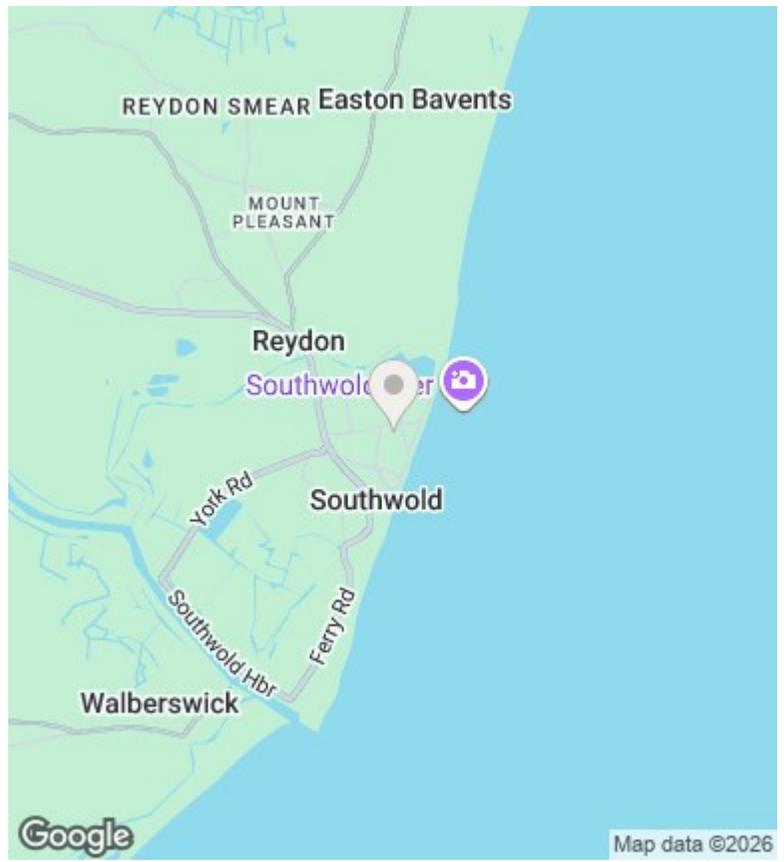
All main services







TOTAL FLOOR AREA: 1558 sq ft. (144.8 sq m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements 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 not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Intertop 12025



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>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  | 51                      |           |
| (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)