



*First Floor Apartment*  
Earsham Street, Bungay, Suffolk



**MUSKER  
McINTYRE**  
ESTATE AGENTS

Halesworth - 9.1 miles  
Beccles - 8.1 miles  
Norwich - 15.4 miles  
Southwold - 16.9 miles

A superb opportunity to acquire this, trading, short stay holiday let situated in the heart of the vibrant market town of Bungay. An impeccably finished and dressed first floor studio apartment boasting a wealth of character rarely seen in a property of its style yet enjoying all the conveniences of modern day living. The property takes in a view over Earsham Street from the large bay window to the front.. The apartment truly offers tranquillity from its elevated position yet is located in the hub of this vibrant and trendy, Market Town. Inspection by viewing is essential to fully appreciate the character, location and unique opportunity the property offers.

**Accommodation comprises briefly:**

- Attractive Communal Reception Hall
- Open Plan Living, Dining & Kitchen
- Master Bedroom
- Bathroom



**Location**

This property is located in the heart the town centre of Bungay enjoying views over the historic castle and ever popular Earsham Street, particularly famed for a variety of independant shops and the quarterly street markets. Bungay offers a good range of all the necessary amenities, schools, independent shops, restaurants and public houses. The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distance. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



### Fixtures & Fittings

All fixtures, fittings and furnishings are available, subject to negotiation to allow for a seamless continuation of the short stay/holiday let business.

### Services

Gas Heating System. Mains Water. Mains Drainage. Mains Electric.

Energy Rating: Exempt

### Local Authority:

East Suffolk Council  
Tax Band: Exempt (current holiday let)  
Postcode: NNR35 1AE

What3Words: ///audibly.droplet.degrading

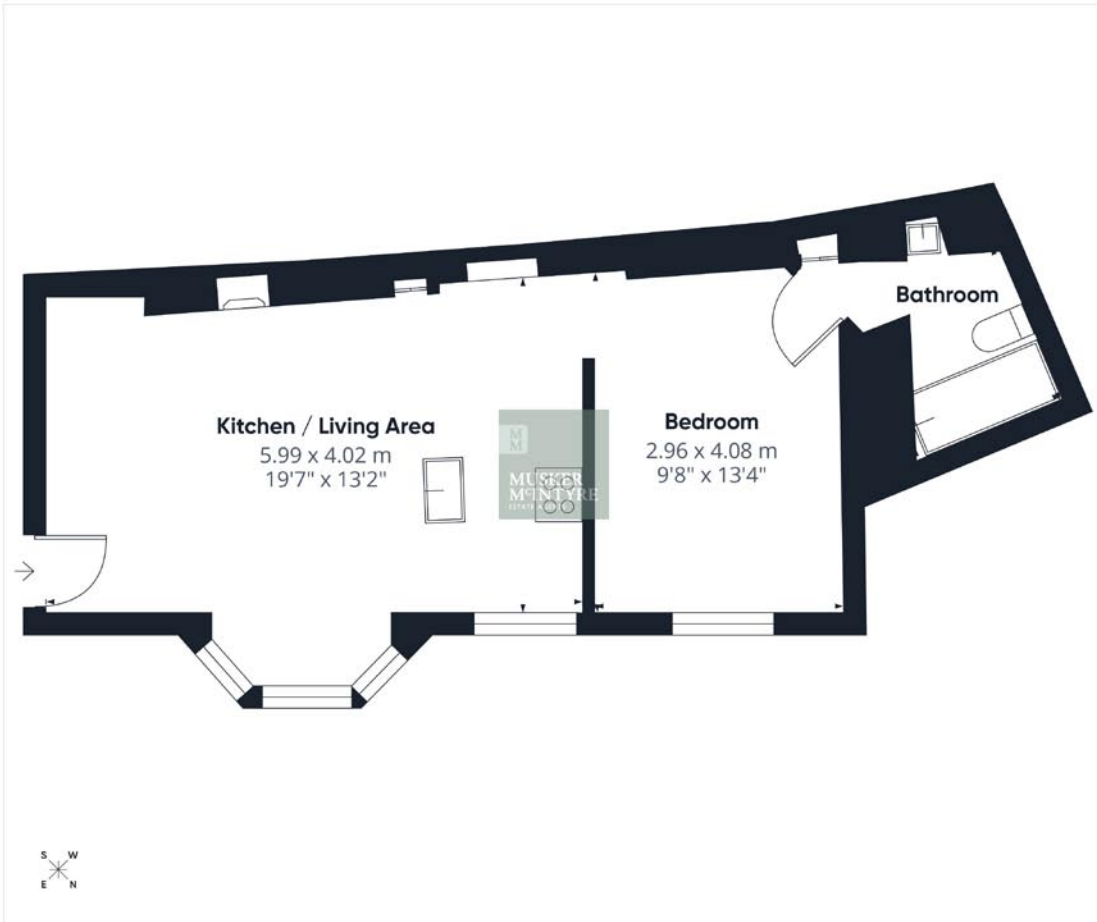
### Tenure

Vacant possession of the leasehold will be given on completion. The 999 Year lease was issued on 01/06/2019.  
Ground Rent: £100pa  
Service Charge: £757.21pa (approx.)

### Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £112,000**



Approximate total area<sup>1)</sup>  
39.3 m<sup>2</sup>  
422 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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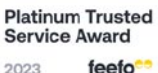
**To arrange a viewing, please call 01986 888160**

Offices throughout Norfolk & Suffolk:

- Loddon 01508 521110
- Halesworth 01986 888205
- Bungay 01986 888160

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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