



OLDFIELD
COTTAGE

17 SEAVIEW ROAD
REYDON



This charming semi-detached cottage offers comfortable living with its own off-road parking and generous outside space.

As you enter the property through the entrance hall, you'll immediately feel the warmth and character it possesses. The ground floor consists of two reception rooms, providing ample space for relaxation and entertainment. These rooms can be utilised based on your personal preferences and needs, be it a cosy living area or a formal dining room. The well-equipped kitchen is located at the rear of the property, offering a convenient space for culinary adventures. Leading on from the kitchen is a rear hall and porch leading to the garden. One of the advantages of this property is the presence of a ground floor bathroom, providing convenience for guests and avoiding the need to go upstairs.

Moving to the first floor, you'll find three bedrooms. Each room offers a comfortable and private space for peaceful nights' rest. The middle bedroom benefits from en-suite toilet facilities, adding additional convenience.

Outside the garden feels generously sized having a garage and external utility room, providing a separate

space for laundry-related activities and extra storage. The property is extremely well positioned, close to Southwold with useful amenities nearby.

TENURE

Freehold

EPC - D

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Band D

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly on 01379 646603

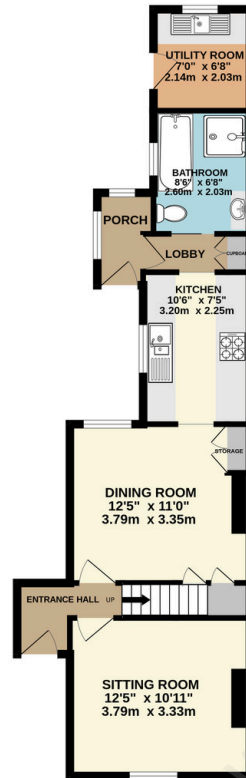




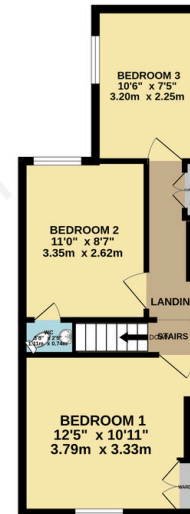
OFF ROAD
PARKING

FLOOR PLAN

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : southwold@durrants.com