



43 FERRY ROAD  
SOUTHWOLD





This unique property occupies a generous plot within the town and benefits from off street parking and fabulous views.

**Entering into a welcoming entrance hall with feature fireplace and stairs rising to the first floor, doors from here lead to a ground floor bedroom and reception room, currently used as a dining room. A further door leads through to a kitchen/breakfast room with lovely views over the rear garden to the water meadows beyond. From here access is gained to a bathroom, utility room, rear hall and external store. At the opposite end of the property there is an attractive triple aspect sitting room with French doors leading to the garden.**

On the first floor the quirky layout is exciting and gives you a feeling of wanting to explore. As you proceed up the stairs you will reach two bedrooms, both of which overlook the front aspect and have lovely views of the dunes. Across the landing is a shower room and additional bathroom. The landing opens up to an area which could serve very well as a study area and has an abundance of storage. Moving beyond this area brings you to a spectacular first floor sitting area with elevated viewing deck providing wonderful views of the sea. The master bedroom is

located beside this room and feels incredibly characterful and also enjoys enviable views to the front and rear.

The property is set back from the road partially hidden by trees with a pretty cottage style garden to the front. A driveway gives access to a detached single garage with a lawned area beside which wraps around to the rear of the property.

#### TENURE

Freehold.

#### 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.







ENVIABLE  
POSITION





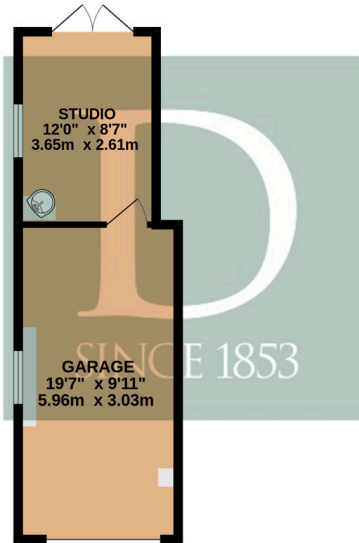
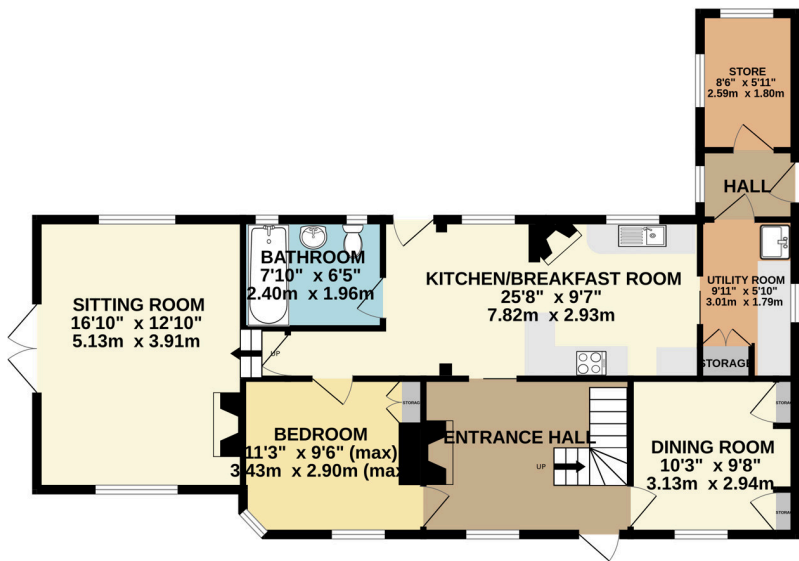




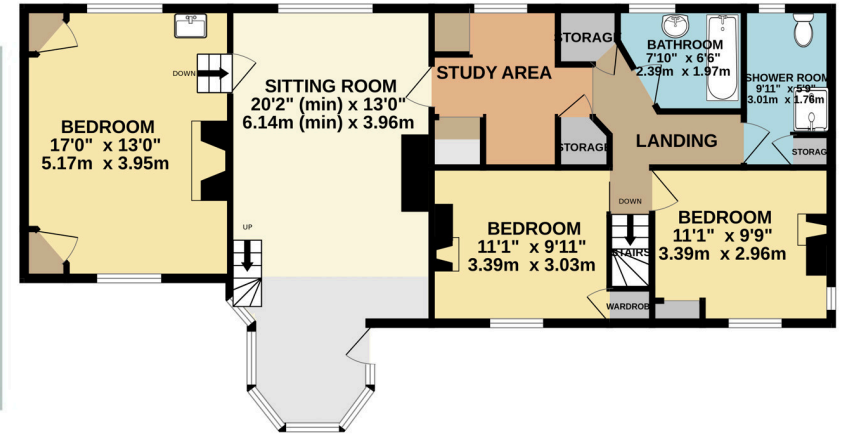


FLOOR PLAN

GROUND FLOOR  
1233 sq.ft. (114.6 sq.m.) approx.



1ST FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 2192 sq.ft. (203.6 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

