



THE HAVEN
3 TRINITY CLOSE, SOUTHWOLD



Situated in the very heart of the seaside town of Southwold but tucked away down a private close, this beautifully presented coastal home ticks every box.

in the centre of town with two courtyard gardens, a south facing balcony, garage & off street parking space, with electric car charging point, this property really is the perfect home for your seaside adventures.

To the side of the property is your garage, parking space & courtyard. The property is accessed via a hall with cloakroom. The ground floor is open plan, ideal for entertaining or spending time as a family. The modern kitchen is located to the rear. There is a separate dining area and bifold doors open onto the second garden. The kitchen offers superb storage with a peninsula worktop & breakfast bar. To the front is a sitting room area with double doors leading out to the front garden.

On the first floor there is family bathroom & two bedrooms, with one en-suite. The rear bedroom is a generous double room, with bunk beds, and boasts built in wardrobes. The principal bedroom is situated to the front & benefits from an ensuite shower room. A full length glass door leads from this room to a south facing balcony

with rooftop views of the town. The property has been fully renovated to a high standard & benefits from an attractive annual rental yield.

This is a perfect 'lock up and leave' house with minimum maintenance and low running costs, with the rare benefits of garage, off street parking & right in the heart of the town and moments from the beach.

TENURE - FREEHOLD

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council.

SERVICES

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





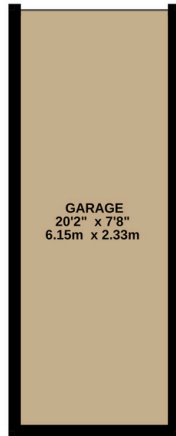
GARAGE & OFF
ROAD PARKING



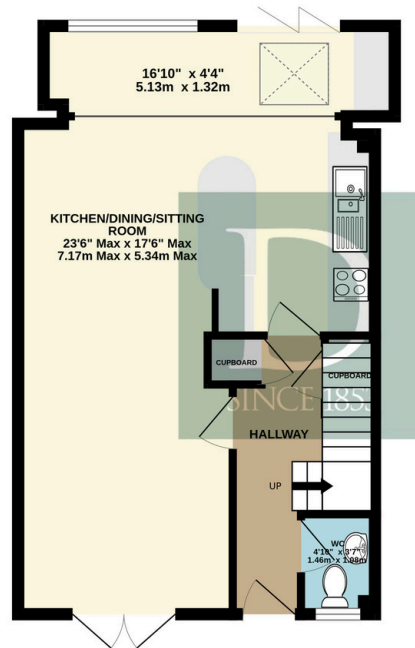


FLOOR PLAN

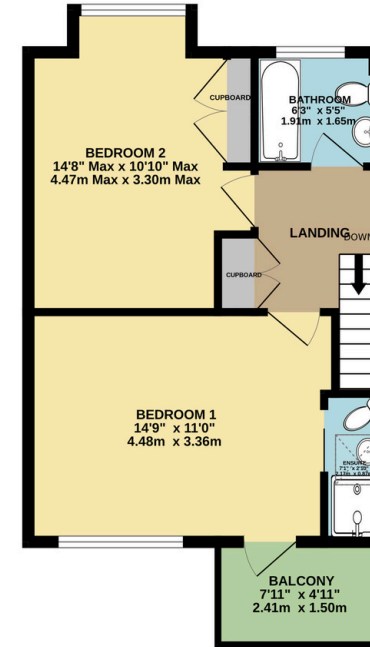
GARAGE
154 sq. ft. (14.3 sq.m.) approx.



GROUND FLOOR
479 sq. ft. (44.4 sq.m.) approx.



1ST FLOOR
413 sq. ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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.
Made with Metropix ©2023

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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

Tel : **01502 723292**

Email : **southwold@durrants.com**