



FLAT 10

THE CRAIGHURST, 11-13 NORTH PARADE, SOUTHWOLD



A Stunning ground floor apartment located on the popular Southwold seafront, benefitting from spectacular views

The property is accessed via a convenient communal courtyard garden, located to the rear via Dunwich Road.

When entering the apartment you are welcomed into a central hallway, providing access to all living areas. To the front of the property is spacious Kitchen/Diner, which has been designed with double doors leading into the sitting room, completed with bay window providing an abundance of light and fabulous panoramic sea views. This open plan is ideal for modern living and an atmospheric entertainment space for all to enjoy.

Leading off of the entrance hall is bedroom 2 with built in storage and also a family bathroom. Located towards the rear of the property, the accommodation is completed with principle bedroom with built in storage space and further storage cupboard. The property benefits from idyllic location, right on the sea front and close proximity to the hustle and bustle of Southwold High street.

A picturesque and thriving market town, Southwold is dotted with

independent boutiques, shops and an excellent variety of restaurants and cafes. Suffolk's other coastal highlights of Walberswick, Dunwich and Covehithe are just a short drive away.

TENURE-

Leasehold, 999 years from 1/01/98 ground rent: £50 per annum & service charge is £4,176 per annum, including insurance.

EPC- C

SERVICES

All mains services are connected. (Durrants have 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. 01502 723 292 southwold@durrants.com

LOCAL AUTHORITY

East Suffolk Council. Subject to business rates

AGENTS NOTES

Please note that there are covenants on the property, please contact the agents.

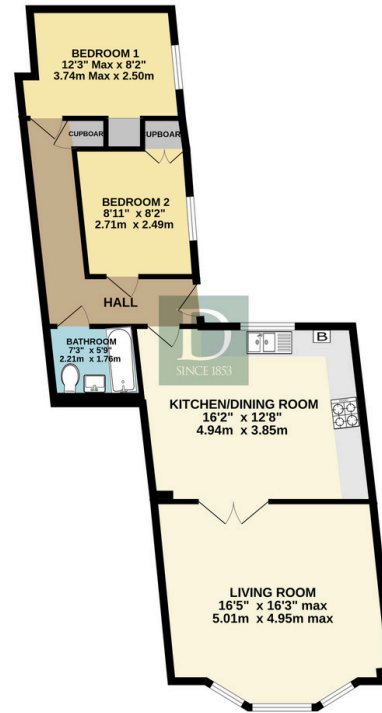




SEA VIEWS

FLOOR PLAN

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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**