



20 HIGH STREET
SOUTHWOLD, IP18 6AE



20 High Street is a characterful and cosy grade II listed cottage, situated in the centre of Southwold's popular market town

This property sits within a fabulous location in the heart of Southwold and offers a cosy seaside retreat with rear courtyard & outbuilding.

You enter the property into the sitting room/diner with feature fireplace, creating a snug & inviting atmosphere. Located off the Sitting room/Dining room is the country-style kitchen overlooking the front courtyard. The ground floor is finished with family bathroom and access from the hallway into the rear courtyard.

Stairs to the first floor landing provide access to two double bedrooms, both with built in storage space. The principal bedroom benefits from fireplace.

The property additionally benefits from two useful garden stores and right of access and use of the rear courtyard.

Situated just a short walk to the beach and popular High Street, the property is ideally located to enjoy all that the popular seaside town has to offer. A picturesque and thriving market town, often

described as the 'Best Seaside Town', Southwold is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes. The town hosts annual festivals and there are a number of clubs and facilities catering for sporting interests. There are several highly-rated state and private schools in the area catering for all ages.

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council- Tax Band C

EPC- D

SERVICES

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

AGENTS NOTES

The property has a right of way & use of the external courtyard along with the neighbouring properties.

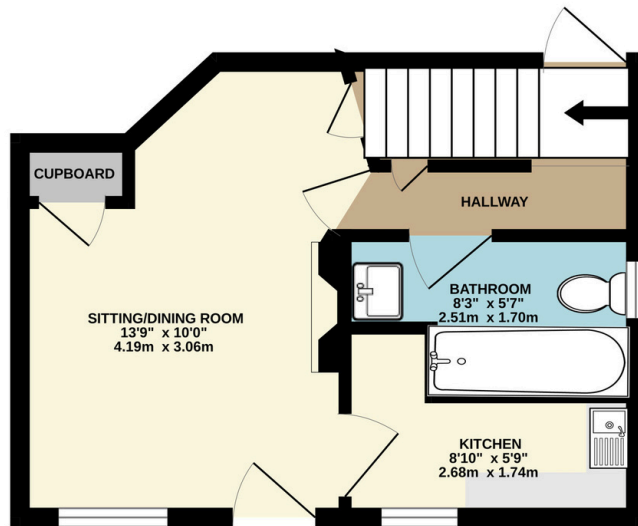




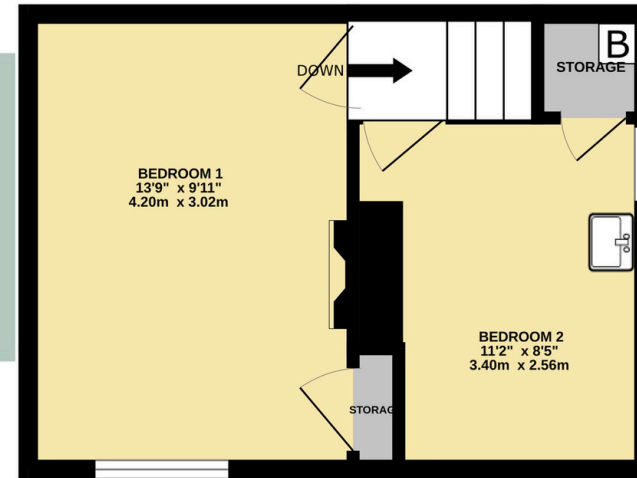
CHARMING
COTTAGE

FLOOR PLAN

GROUND FLOOR
242 sq.ft. (22.4 sq.m.) approx.



1ST FLOOR
249 sq.ft. (23.1 sq.m.) approx.



D
SINCE 1853

TOTAL FLOOR AREA : 490 sq.ft. (45.6 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

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