



2 TRINITY STREET
SOUTHWOLD, IP18 6JH



Charming two bedroom coastal bolthole located close to the sea front.

The property has been a successful holiday let for several years and provides flexible living

Entering from Trinity Street brings you into the sitting area of the cottage. The room has a pleasant, light feel with two windows on the front elevation giving lovely morning sun. The kitchen/breakfast room is located at the rear of the property and is fitted with a good range of units. From here stairs rise to the first floor with family bathroom also being accessed from this room.

On the first floor there are two bedrooms both having built in storage and windows overlooking the front aspect.

Outside, a side passageway leads round to the back of the property giving access to the rear door. Here there is a small area for outside seating but prospective purchasers should note that a right of way exists in favour of the neighbour.

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.

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. Subject to business rates.

EPC- D



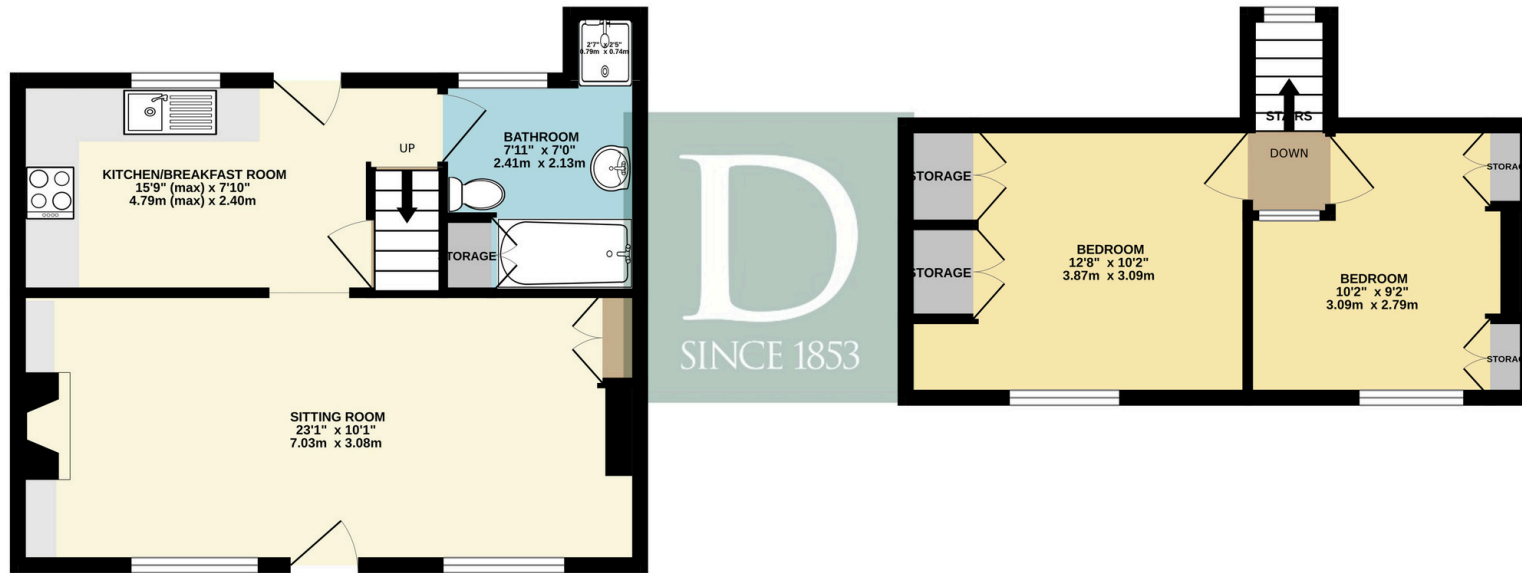


NO ONWARD
CHAIN

FLOOR PLAN

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 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.
Made with Metropix ©2024

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**