



HORSESHOE COTTAGE

7 LORNE ROAD, SOUTHWOLD, IP18 6EP



Horseshoe cottage is a good sized three-bedroom home set over two floors, boasting a central location in the vibrant seaside town of Southwold.

You enter the property via a convenient storm porch leading into a large hallway which provides access to all main aspects of the house. Through the hallway to your left is a bright and airy sitting room with feature fireplace. Following on from this is a spacious dining room the ideal entertainment space for all seasons. Situated to the rear of the property, you will find a country style kitchen, with plenty of storage space and also providing access to the rear courtyard garden. The enclosed courtyard is ideal for al-fresco dining and is equipped with a utility room, convenient w/c and direct side access.

Stairs rise to the first-floor landing providing access to a large family bathroom, w/c and airing cupboard. Further steps lead to a further family shower room and generously sized principal bedroom with fitted sink. The first floor is completed with two further double bedrooms, situated to the front of the home.

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.

TENURE

Freehold

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Subject to business rates

SERVICES

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





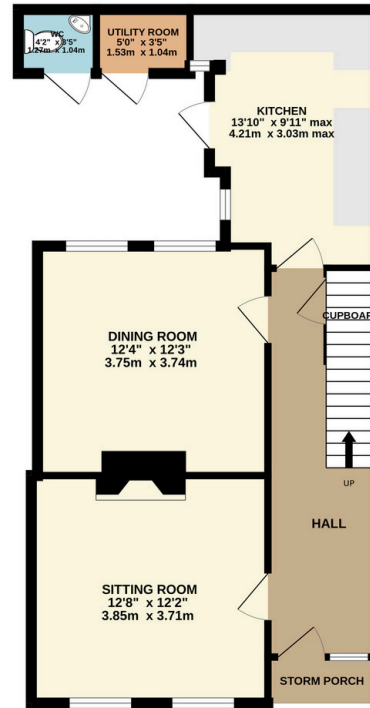
CLOSE
PROXIMITY TO
THE TOWN
CENTRE



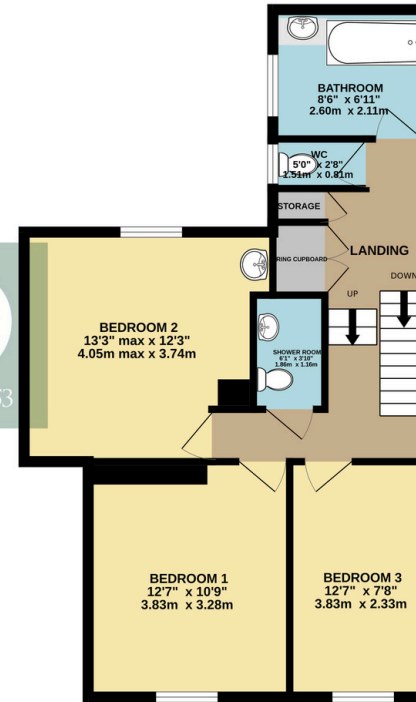


FLOOR PLAN

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 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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