



26 OAKLANDS
LOWESTOFT ROAD, REYDON



A very attractive over 60's retirement bungalow in a secluded position within the popular Oaklands Retirement complex in Reydon.

You are welcomed into a spacious hallway providing access to all the accommodation and an airing cupboard. The modern kitchen/ breakfast room has views to the front and includes all appliances. The light and sunny dual aspect sitting room offers an extremely comfortable space to relax. The generous main bedroom has a pleasant view to the rear garden. The second bedroom is also a good size with built in storage but is currently used as a second reception room with French doors onto a patio area. The property is completed with a well appointed shower room. There is a dedicated patio area providing a delightful spot to enjoy the gardens.

Externally the property is set within communal grounds but No 26 has pretty gardens to the rear and side which are predominantly used by the occupant only. There is a driveway and single garage situated next to the bungalow.

Reydon is a popular village adjacent to the coastal town of Southwold and provides a number of shops, a public house and medical centre with Southwold

offering an abundance of local shops, restaurants and coastal attractions.

Prospective purchasers may care to note that the property is available with no onward chain. The property benefits from Gas Central Heating.

TENURE

Leasehold - a 99 year lease was granted in 2002. Service charge for the current year is £1689.09 per annum as of 1st July 2024. The current ground rent is £311.64 per annum.

SERVICES

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

EPC - TBA

LOCAL AUTHORITY

East Suffolk Council. Band D

VIEWING

Strictly by appointment with the agent's Southwold Office.

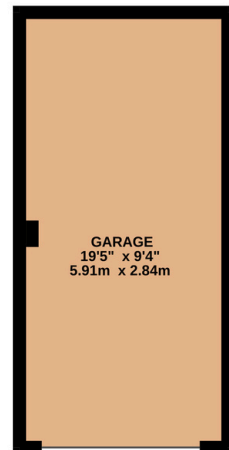




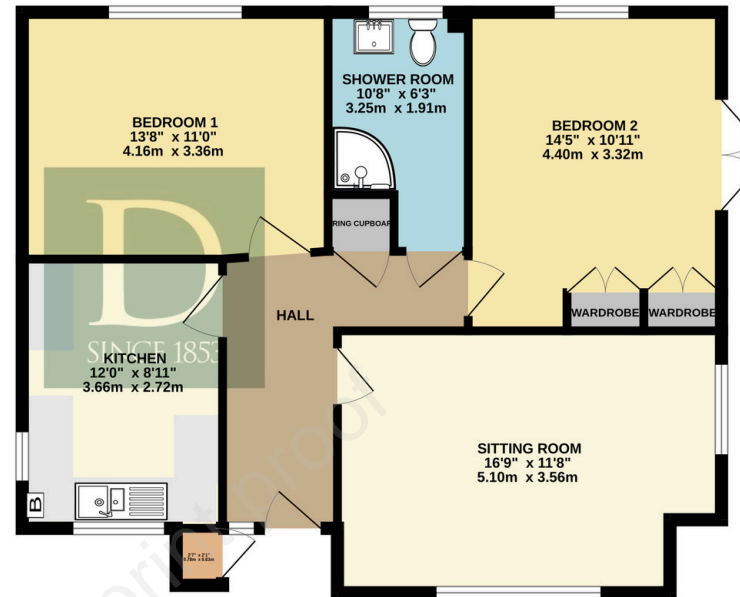
NO ONWARD
CHAIN

FLOOR PLAN

GARAGE
180 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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