





A spacious, beautifully presented property offering light and airy accommodation, occupying a great location close to the seafront in Southwold.

This well maintained and spacious accommodation, set over three floors, boasts sea views from the principal bedroom and an impressive loft conversion.

You enter the property via a convenient porch into the hallway, which provides access to all main accommodation of the home. Positioned to the front of the property is a large sitting room with bay window, creating a light and airy feel. Leading on from the sitting room is the dining room with double doors into the rear garden, the ideal entertainment space for all seasons. Located beyond this, to the rear, is a spacious kitchen/ breakfast room with plenty of built in storage space with a door onto the aarden. The around floor accommodation is completed with a pantry, W/C and further built in storage space.

Stairs to first floor landing lead to three of the double bedrooms. The principal bedroom benefits from a large bay window which provides sea views and is completed with an ensuite shower room. The first floor accommodation further provides a good size family bathroom and

storage space.

Stairs to the second floor lead to a well presented and newly added loft conversion with large bedroom and ensuite toilet with the potential to add a shower. This suite offers great views of Southwold's well known lighthouse.

A picturesque and thriving market town, Southwold is dotted with independent boutiques, shops, a cinema and a variety of restaurants and cafes.

TENURE - FREEHOLD

EPC - C

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. Band D





















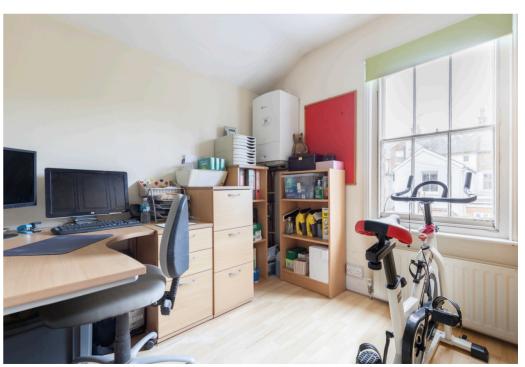


SEA VIEWS











 GROUND FLOOR
 1ST FLOOR
 2ND FLOOR

 587 sq.ft. (5.4.5 sq.m.) approx.
 550 sq.ft. (5.1.1 sq.m.) approx.
 216 sq.ft. (20.1 sq.m.) approx.







TOTAL FLOOR AREA: 1354 s.g.ft. (125.8 s.g.m.) approx.

White every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, vedoors, comes and any other them are approximate and for responsibles to later he any einor. or some any other states of the second of the se

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

