Centrally Located Close to the Seafront

Entrance Hall    Cloakroom     Kitchen/Dining Area     Sitting Room

Two First Floor Bedrooms     Bathroom

Courtyard Garden to the Front

1B CHESTER ROAD   SOUTHWOLD
PRICE    £450,000    FREEHOLD

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Two First Floor Bedrooms     Bathroom

Courtyard Garden to the Front
THE PROPERTY
18 Chester Road is a two bedroom period cottage in a central location, close to the seafront and all amenities. The accommodation in brief comprises an entrance hall, cloakroom, kitchen/dining area and sitting room. To the first floor are two double bedrooms and a family bathroom. There is a small courtyard garden to the front. The cottage has been well cared for by the current owner and consequently it is in good order throughout. The property is currently used as a self catering holiday home, but could also be used for full time occupation. To fully appreciate the location and the accommodation offered, early viewing is advised.

LOCATION
The property is situated in the centre of town in an ideal location just yards from the seafront and a short stroll to the High Street. The town offers a vast array of leisure facilities and amenities including High Street shops, restaurants, public houses, Churches, library, dental surgery, award winning Pier, golf and sailing clubs. The surroundings, being part of Suffolk’s Area of Outstanding Natural Beauty, are renowned for coastal walks and bird watching.

DIRECTIONS
Leave the agents Southwold office and turn right towards the Market Place. Continue along East street and turn left into Trinity Street and head towards the seafront onto North Parade. After approximately 400 metres take the second left into Chester Road. Turn right into a pedestrian pathway and the cottage can be found at the end.

The accommodation in more detail comprises:

ACCOMMODATION

A part glazed front entrance door opens to the:-

ENTRANCE HALL
With radiator; stairs to first floor accommodation; exterior to side; under stairs storage cupboard; telephone point; ceiling light point; ceramic tiled flooring; door to kitchen and door to:-

CLOAKROOM
Window to side aspect; low level w.c.; pedestal wash basin; radiator; wall mounted gas fired combination boiler for central heating and domestic hot water; ceiling light point; ceramic tiled flooring.

KITCHEN/DINING AREA
16ft 8in narrowing to 12ft 3in x 10ft 3in.
5.09m narrowing to 3.75m x 3.14m
Large sash window to one side and high level small window to the other side; stainless steel sink with mixer tap; a good range of base and wall mounted units; work surfaces; space for range style cooker with stainless steel extractor hood over; integral appliances including, dish washer, fridge, freezer and washing machine; radiator; fireplace recess with cupboard to one side; two ceiling light points; wood effect flooring; door to:-

SITTING ROOM
12ft 3in x 10ft 11in.
3.73m x 3.33m
Sash window to side aspect; brick fireplace with timber surround and shelving and cupboard to alcove; TV point; ceiling light point; fitted carpet.

FIRST FLOOR
Stairs from the entrance hall lead to the:-

LANDING
With high level window to the front; radiator; two ceiling light points; fitted carpet.

BEDROOM 1
12ft 3in x 10ft 11in.
3.73m x 3.33m
Windows to each side; radiator; built in wardrobe cupboard; ceiling light point; fitted carpet.

BEDROOM 2
10ft 10in x 9ft 5in.
3.30m x 2.88m
Window to side aspect; radiator; built in wardrobe cupboard; ceiling light point; fitted carpet.

BATHROOM
8ft 11in x 7ft 5in.
2.72m x 2.26m
Window to side aspect; a three piece suite in white comprising a panelled bath with shower over and glass screen; pedestal wash basin and low level w.c.; radiator; built in cupboard; ample tiling; loft access hatch; ceiling light point; vinyl flooring.

OUTSIDE
There is a small enclosed courtyard to the front of the property with borders containing a variety of mixed planting and also a useful storage cupboard. A further gate opening to the side gives access for maintenance and for storage of bins.

LOCAL AUTHORITY
East Suffolk Council.

ENERGY PERFORMANCE RATING
E

SERVICES
We understand all mains services are connected.

VIEWING
Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3947

Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office.