

Flick & Son

Coast and Country



Southwold,

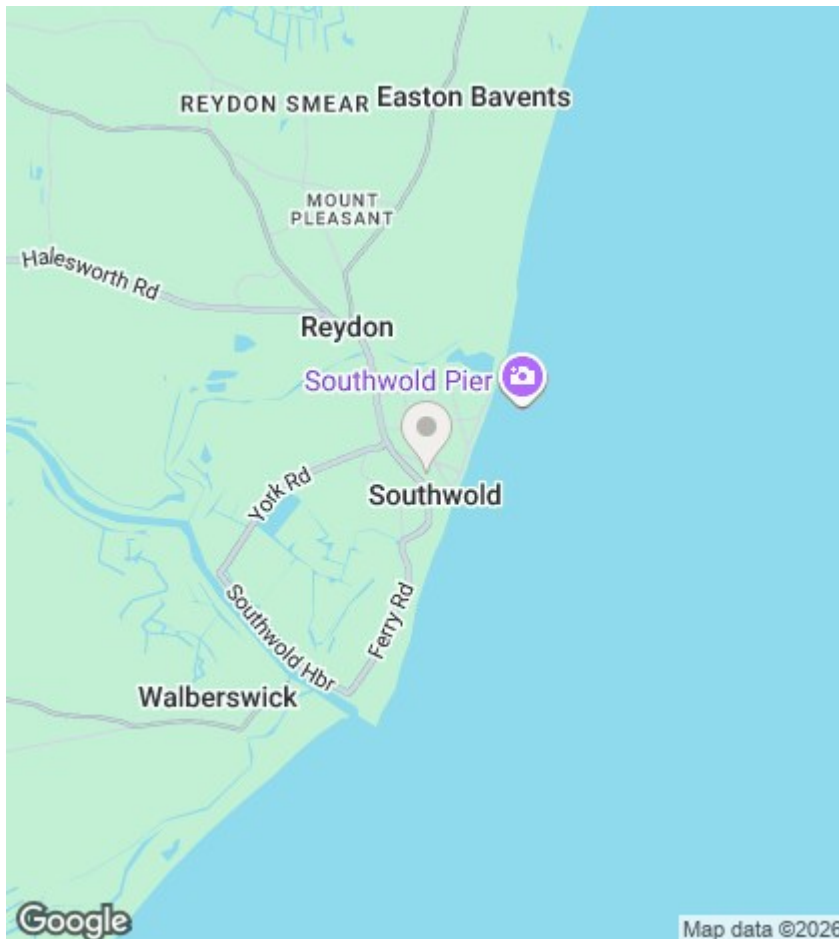
Rent: £1,450 PCM,

Council Tax: Band E

- End terraced cottage
- Modern country-style kitchen
- Courtyard garden
- Central location
- Holding deposit: £334.61
- Spacious living/dining room
- Three bedrooms
- Off-street parking
- EPC: D
- Pets considered

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DESCRIPTION

Flick & Son are pleased to offer for rent this gorgeous three bedroom end terrace cottage with off street parking located in the heart of Southwold, just a short distance from the High Street and the beach.

ACCOMMODATION

Through the front door you are greeted into the entrance hallway. To your left hand side you find the spacious open living/dining space and to your right hand side a beautiful modern country style kitchen overlooking the courtyard. The downstairs accommodation is completed with a useful downstairs W/C.

Upstairs you find a fabulous master bedroom with ample storage, two further generous bedrooms and the family bathroom with shower over bath.

Outside to the rear there is a good-size courtyard garden with storage shed ideal for bikes etc and to the side off street parking - a true rarity in such a central location!

The property is heated via gas fired central heating. It has an EPC rating D.

LOCATION

Occupying a prominent position on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and the promenade is lined with colourful beach huts. At the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.

AVAILABILITY

The property is available from the 7th February 2026 for an initial twelve month term.

Council Tax: Band E

Deposit required: £1,673.07

Pets considered. Sorry, no smokers.

VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
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