

Flick & Son

Coast and Country



Southwold,

Rent: £1,450 PCM,

Council Tax: Band D

- Moments from the beach
- Two bedrooms with seaviews
- Walled garden
- EPC: C
- Pets considered

- Stunning kitchen/diner
- Two bathrooms
- Garage
- Holding deposit: £334.61



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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 beautiful & unique two bedroom home situated on a highly-desirable road in Southwold, just moments from the beach.

ACCOMMODATION

Through a private gate, you meander through a gorgeous walled garden leading to the front door.

As you enter the home you are greeted into a incredibly spacious entrance hall which leads into a stunning kitchen/diner with unique vaulted ceiling and bifold doors onto the garden. To the other side of the main entrance hall you find a cosy yet bright and airy sitting room, also with a door to the garden. The downstairs accommodation is completed by a modern bathroom with walk in shower and a utility cupboard housing the washing machine.

Upstairs there are two generous bedrooms both benefitting from a sea view, along with a second bathroom with bathtub.

Outside the garden area you find the large garage providing off-street parking for a small car. There is also street parking available.

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

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 12th June 2025 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,673.07

Pets considered. Sorry no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

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

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