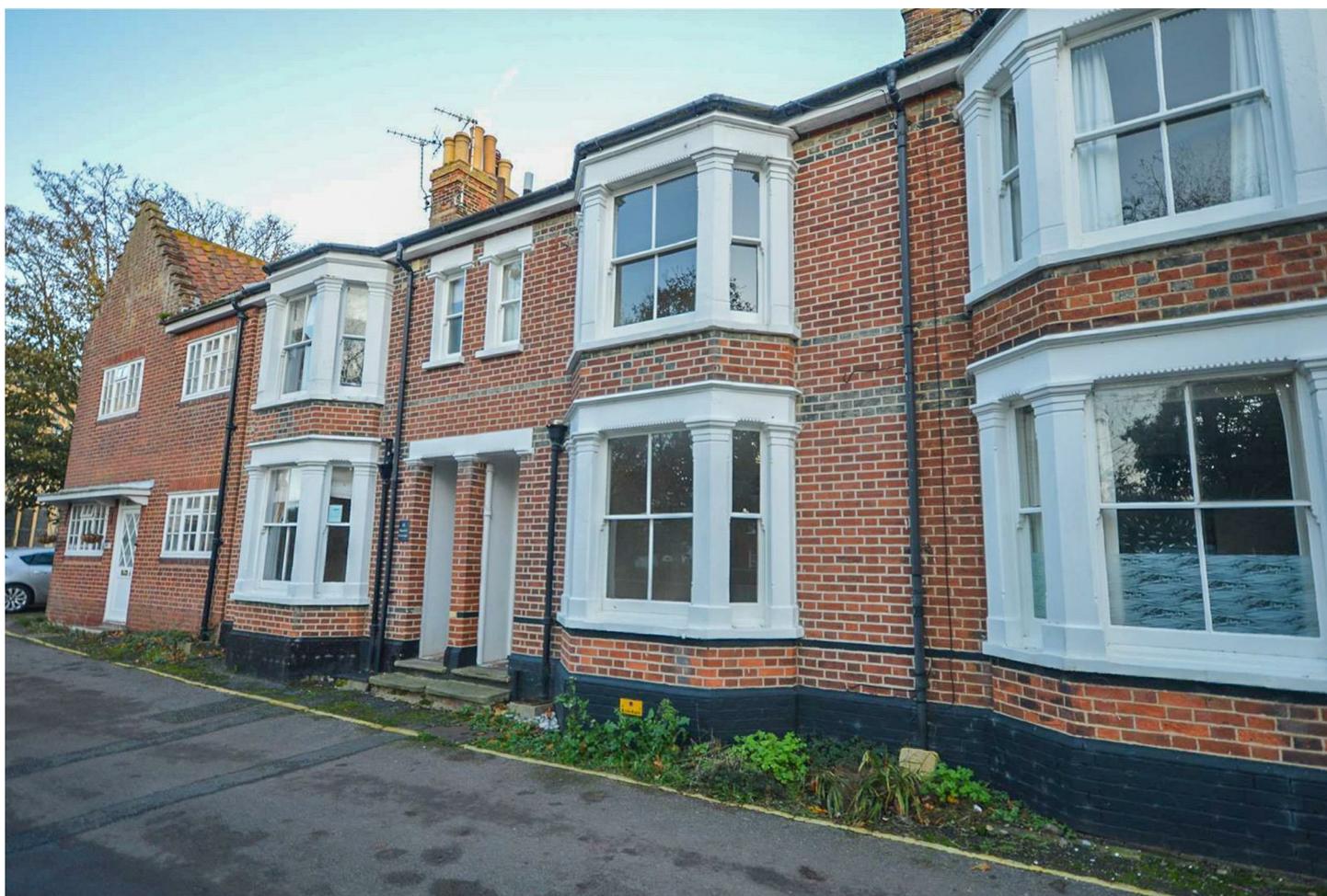


# Flick & Son

Coast and Country



## Southwold, Suffolk

Rent: £1,150 PCM,

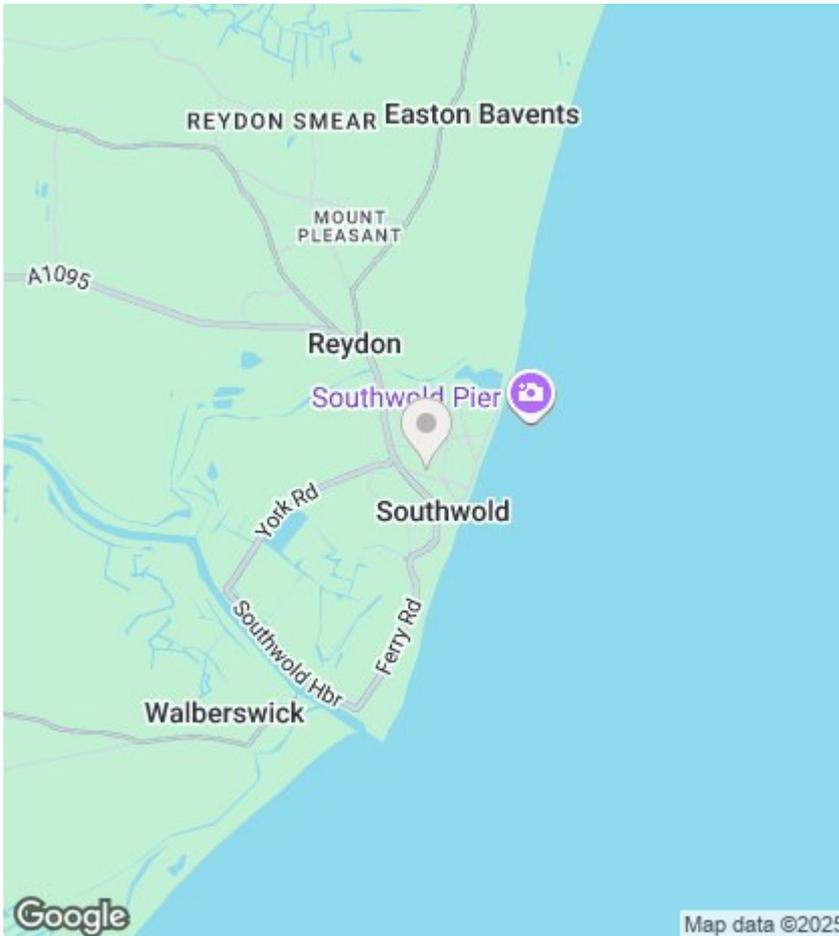
Council Tax: Band D

- Period home
- Open fire to sitting room
- Three bedrooms
- EPC E
- Pet considered

- Two reception rooms
- Modern kitchen
- Rear Courtyard
- Holding deposit : £265.38

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

lettings@flickandson.co.uk  
www.flickandson.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



### DESCRIPTION

Flick and Son are pleased to offer this lovely, period three bedroom mid terrace home in a convenient location, just moments from Southwold High Street and beach.

### ACCOMMODATION

The property downstairs comprises of an entrance hallway which leads onto the sitting room at the front of the property, dining room which over looks the courtyard area and the kitchen at the back of the property. Upstairs there are two double bedrooms, one single bedroom and the family bathroom suite.

Outside there is a small courtyard area and storage shed which also houses the plumbing for the washing machine.

The property is heated by gas fired central heating. It has an EPC E.

### 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

This property is available from the 6th August 2025 for a minimum twelve month term.

Council Tax: Band D  
Deposit required : £1,326.92

Pet considered. Sorry, no smokers.

### VIEWINGS

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