



## Southwold,

Guide Price £45,000

- Harbour & River Views
- Annual Licence
- View Over Town Marsh

- Mains Electric Supply
- High Quality Fishermans

- Mains Water Supply
- Folding Deck

# Southwold

This is a unique chance to acquire a high-quality fisherman's hut in the heart of the Southwold Harbour Conservation Area. Perfectly positioned overlooking the river and just a few steps from the Walberswick foot ferry, the hut combines character with convenience.



Council Tax Band:



## DESCRIPTION

The hut is connected to mains water and electricity and benefits from windows to both the front and rear, offering wonderful views across the river and over the town marshes. A raised deck enhances the outlook while also providing additional security.

Southwold Harbour is a vibrant and eclectic setting, home to a mix of traditional and modern fishing vessels, water sports, social activities, and independent businesses. Facilities include year-round visitor moorings managed by the Harbour Master, alongside boat storage, winter lay-up, launching and recovery services, trailer parking, and access to local chandlery, boatbuilders, and restorers.

The harbour also offers an excellent selection of food and drink. Highlights include The Harbour Inn (an Adnams pub), Mrs T's Fish & Chips, and the renowned Sole Bay Fish Company with its wet fish shop and restaurant.

Southwold Harbour is owned and managed by East Suffolk Council, which, as the Statutory Harbour Authority (SHA), ensures the harbour operates safely and responsibly under health, safety, environmental, and maritime regulations.

## TENURE

Annual Licence.

## OUTGOINGS

TBC

## SERVICES

Mains water and electricity.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: /RDB.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



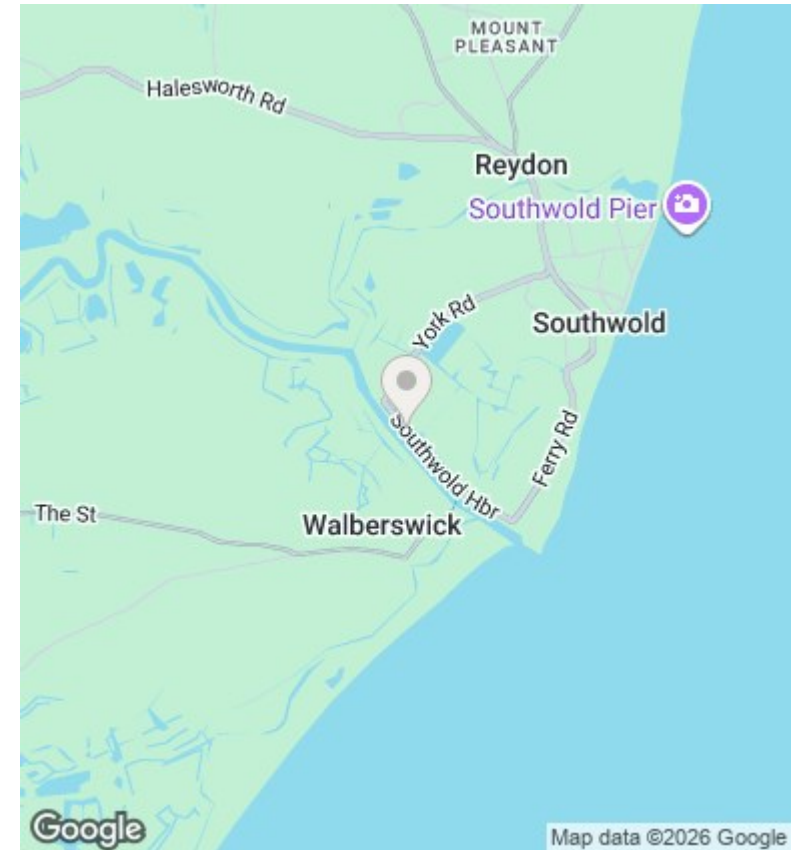


### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)