



## Southwold,

Guide Price £95,000

- Panoramic Views
- Shower Room
- Mains Electric Supply
- Fitted kitchen
- Mains Water Supply

# Southwold Harbour, Southwold

A rare opportunity to acquire a unique high quality 'fisherman's hut' within the Southwold Harbour Conservation Area with stunning panoramic views over the Town Marshes to Southwold and just few paces from the foot ferry to Walberswick.



Council Tax Band:



## DESCRIPTION

A rare opportunity to acquire a high quality 'fisherman's hut' within the Southwold Harbour Conservation Area overlooking the river and few paces from the foot ferry to Walberswick.

The hut over looks the Town marshes which 180 degree view from Ferry Road to Southwold Common and the golf course. The hut offers water and electric supply, windows and casement doors open onto a deck ideal for enjoying warm summer evening as the sun sets.

Southwold Harbour has an eclectic range of business, social and water sport actives along a small number of modern fishing vessels.

Harbour Masters office arranges moorings which are available all year round for visiting vessels.

As well as boat storage ashore, including winter storage, boat launching and recovery facilities, boat and trailer parking.

Chandlery, Boat builders and restorers

The Harbour Inn, an Adnams public house, Mrs T's Fish & Chips And the Sole Bay Wet fish shop and restaurant all offer excellent food and drink

East Suffolk Council own and manages Southwold Harbour and as a Statutory Harbour Authority (SHA) has responsibilities and duties under health and safety, environmental and maritime legislation, and guidance

## TENURE

Annual licence

## OUTGOINGS

To be advised

## 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  
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.



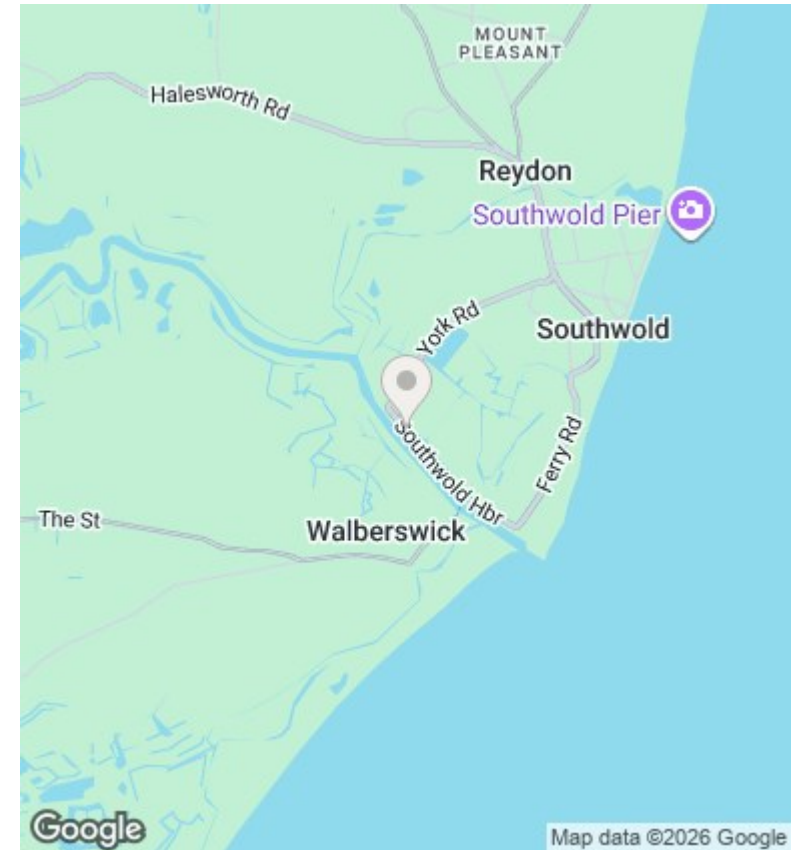


### Conveyancing, Surveys & Financial Services

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)