



Southwold, Suffolk

Guide Price £599,950

- DETACHED CHALET STYLE HOME. 1453 sqft of LIVING SPACE. 10 year NHBC warranty
- Kitchen: Matt shaker-style units, Caesarstone worktops, integrated appliances and LED feature lighting.
- Utility Room: Matching shaker units, worktop, stainless steel sink, and freestanding washer/dryer.
- En-suites: Low-profile shower, large tiles, heated towel rail, and framed feature mirror (bath included in select layouts).
- Bathroom: Bath with shower and screen, coordinated vanity finishes, large tiles, heated towel rail, and feature mirror.
- Decorative Finishes: White-painted staircase, moulded internal doors, mirrored wardrobes, white walls, and smooth ceilings.

Tortoiseshell Road, St Georges Place, Southwold

A CHARMING NEW BUILD CHALET STLYE HOME WITH VERSATILE ACCOMMODATION OF EXCEPTIONAL QUALITY EXTENDING TO 1453 sqft



Council Tax Band:



DESCRIPTION

Developer Overview

- Created by Hill Group, one of the UK's top 10 privately owned housebuilders.
- Established in 1999, the company is recognised for exceptional design, sustainability, and craftsmanship.
- Over 500 industry awards, including WhatHouse? Housebuilder of the Year in 2015, 2020, and 2023.
- 5-star rating from the Home Builders Federation (HBF) for customer satisfaction.
- Focus on creating distinctive, sustainable communities that integrate quality architecture and green spaces.

Location and Setting

- Located in the village of Reydon, just one mile from Southwold on the Suffolk coast.
- Combines country living with coastal charm – near woodland, open countryside, and the seaside.
- Local amenities include shops, a pharmacy, schools, and leisure facilities.
- Excellent transport links via the A12 and Darsham Station (London in under two hours).
- Close to Southwold Beach, Adnams Brewery, and nature reserves like Reydon Woods.
- Ideal for families, professionals, and retirees seeking tranquillity with accessibility.

Development Overview

- Exclusive collection of 3-, 4-, and 5-bedroom homes with traditional architecture and modern interiors.
- House types include The Blythburgh, Halesworth, Brampton, Walberswick, Wrentham, Aldeburgh, Framlingham, and Southwold.
- Homes feature harmonious rooflines, landscaped frontages, and energy-efficient materials.
- Mix of detached and semi-detached designs set within landscaped communal spaces.

Specification Highlights

- Energy & Construction: Air Source Heat Pumps, underfloor heating, EV charging points, and high insulation.
- Interiors: Shaker-style kitchens with Caesarstone worktops, integrated appliances, and Amtico flooring.
- Bathrooms: High-quality fittings, large-format tiles, and heated towel rails.
- Exteriors: Landscaped gardens, paved patios, lighting, and external power points.
- All homes come with a 10-year NHBC warranty and are maintained by a Management Company.

Internal photos are of the show home to provide an example of the finish

TENURE

Freehold

OUTGOINGS

Council Tax Band to be assessed
Estate charge currently £279 pa

SERVICES

Mains electricity, water and drainage

VIEWING ARRANGEMENTS

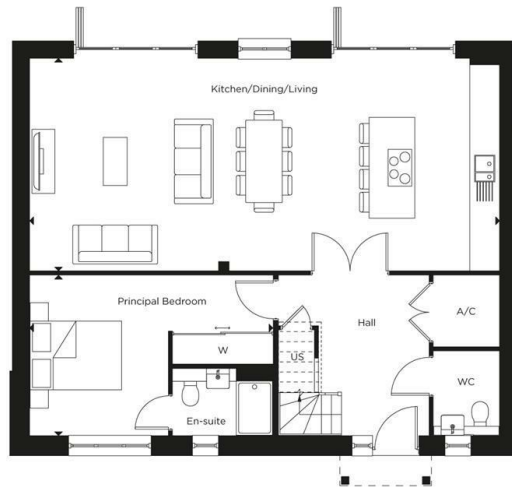
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: /RDB.

FIXTURES AND FITTINGS

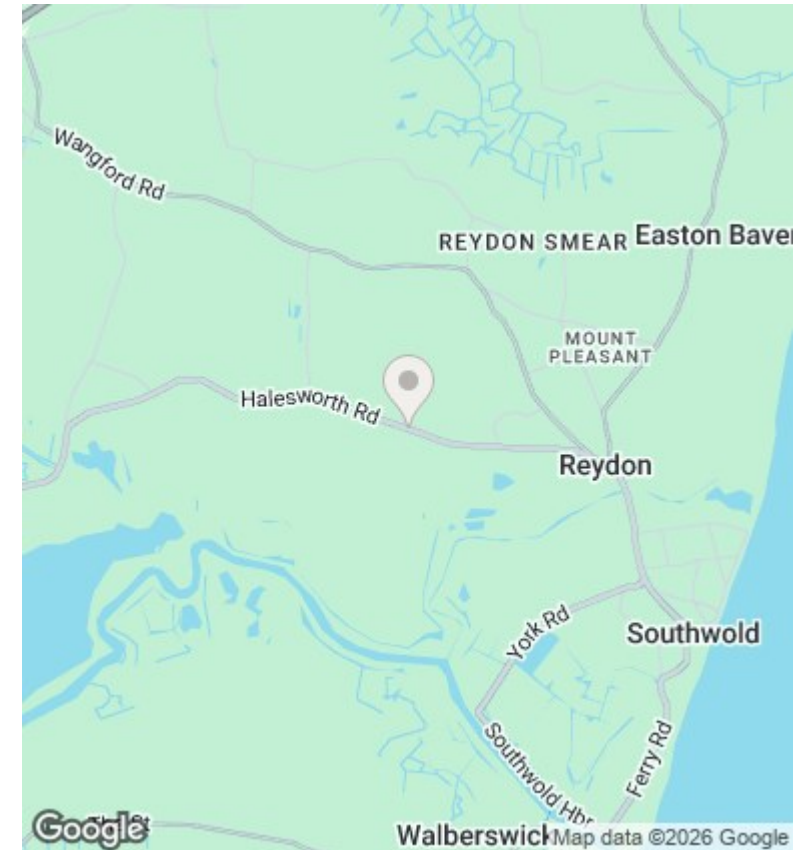
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C - CUPBOARD US - UTILITY STORE W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION [□] - SKYLIGHT



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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com