



## Reydon, Southwold

Offers In Excess Of £300,000

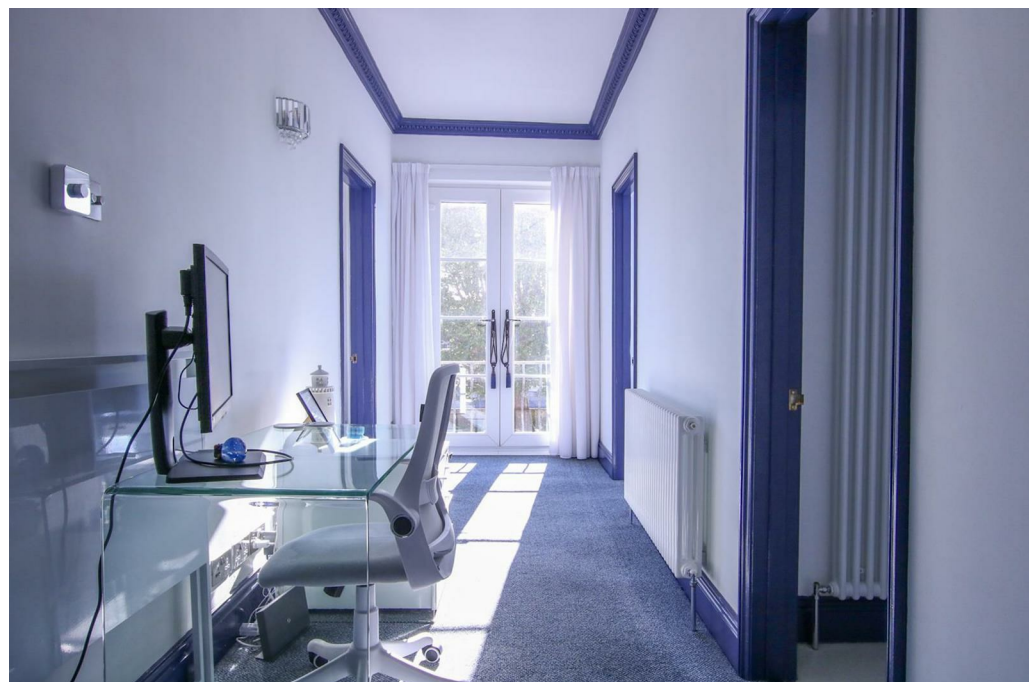
- Guide Price £300,000-£325,000
- Newly Fitted Shower Room
- Newly Fitted Kitchen
- Two Bedrooms
- Designated Parking Space
- Original Features
- Walking Distance to Southwold
- Balcony
- EPC - D

# Lowestoft Road, Reydon

Reydon is a charming village located in the heart of Suffolk, England, offering a tranquil escape from the hustle and bustle of nearby towns. Nestled near the picturesque coastal area of Southwold, Reydon boasts a serene countryside setting with beautiful rural landscapes and a close-knit community. The village is known for its peaceful atmosphere, historic architecture, and proximity to the stunning beaches of the Suffolk coast. With its rich history and scenic surroundings, Reydon is a perfect destination for those seeking a relaxing retreat while still being just a short distance from vibrant coastal attractions.



Council Tax Band:



## DESCRIPTION

This immaculately presented first-floor apartment is ideally situated just around the corner from the village stores at the eastern end of Reydon, and only half a mile from the renowned seaside town of Southwold, located along the scenic Suffolk Heritage Coast. The property features its own private entrance, leading into a welcoming lobby and staircase to the first floor. A designated parking space is also provided, conveniently accessible via Hurn Crag Road. Inside, a generous central hallway, complete with French doors opening to a balcony, leads to a newly fitted kitchen and bathroom, a spacious sitting room, and two well-proportioned double bedrooms. The master bedroom is particularly striking, featuring a large bay window with a bespoke window seat that bathes the room in natural light.

## ACCOMMODATION

### ENTRANCE

Half landing staircase and window, vertical column radiator. Landing with in-built closet.

### HALL

This wide central hallway is both spacious and inviting, featuring a study space that adds functionality. The high ceilings and original coving enhance its period charm. Casement French doors lead out to a balcony, offering a seamless connection to the outdoors.

### SITTING ROOM

Thanks to dual-aspect bay and sash windows, this room is filled with natural light. The room shows character, with an original fireplace serving as a charming focal point. A column radiator adds both warmth and a touch of vintage style.

## KITCHEN/DINING ROOM

The kitchen features dark blue shaker-style cabinets paired with composite worktops. It includes a double sink with drainer, a gas hob, electric oven, and an integrated microwave. A breakfast table offers a perfect spot for meals. A cupboard houses the Worcester combi boiler and fuse board. The ash window frames views of the surrounding rooftops and farmland.

## MASTER BEDROOM

This spacious bedroom features a bay sash window with a bespoke window seat and an original fireplace, adding character to the room.

## SECOND BEDROOM

Double bedroom features sash windows, a column radiator, an original fireplace, and high ceilings.

## BATHROOM

The bathroom features a large walk-in shower, classic style sink and loo with chrome fittings, heated towel rail and wall mounted storage unit.

## OUTSIDE

Parking space accessed via Hurn Crag Road.

## TENURE

Leasehold.  
999 years from March 1998.  
972 years remaining  
50% share of freehold.

## OUTGOINGS

Council Tax Band currently

## SERVICES

Mains water, electricity and drainage.

## VIEWING ARRANGEMENTS

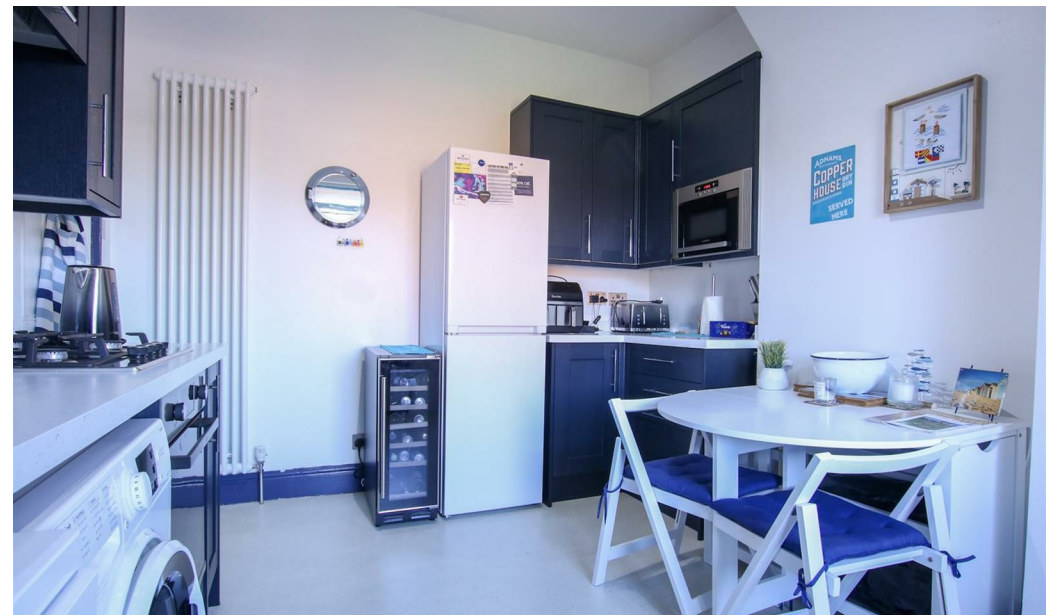
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

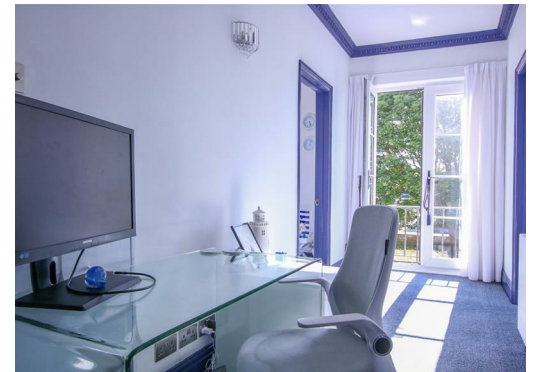
Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)

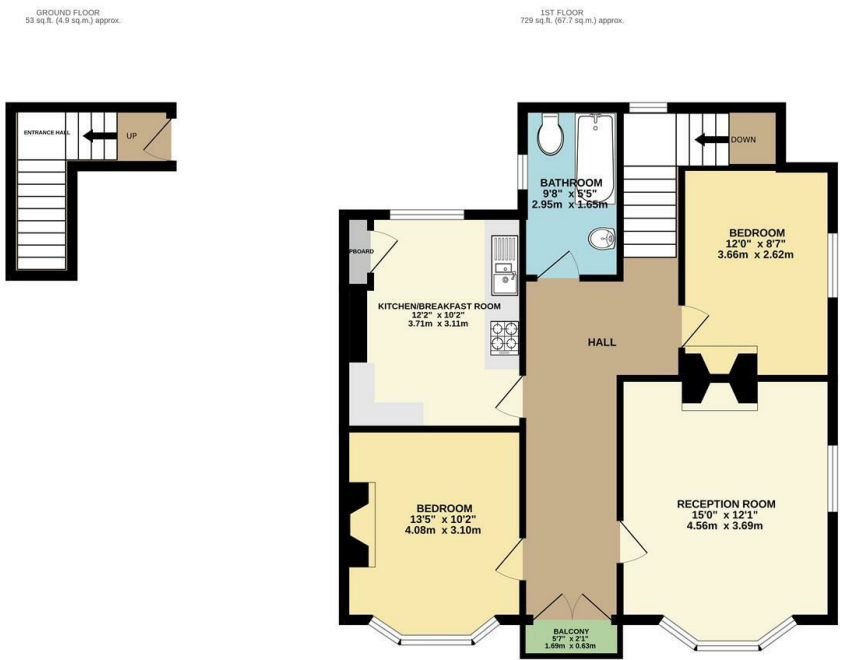
Tel: 01502 722253 Ref: 20857/RDB.

## FIXTURES & FITTINGS

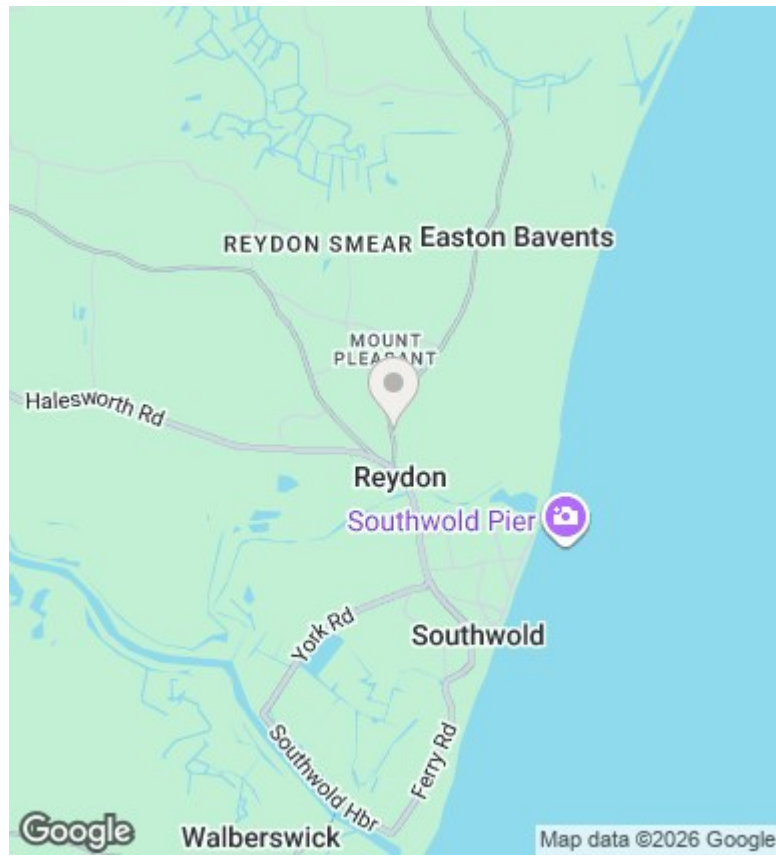
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TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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>		<b>76</b>
(55-68) <b>D</b>	<b>60</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)