



Southwold, Suffolk

Guide Price £315,000

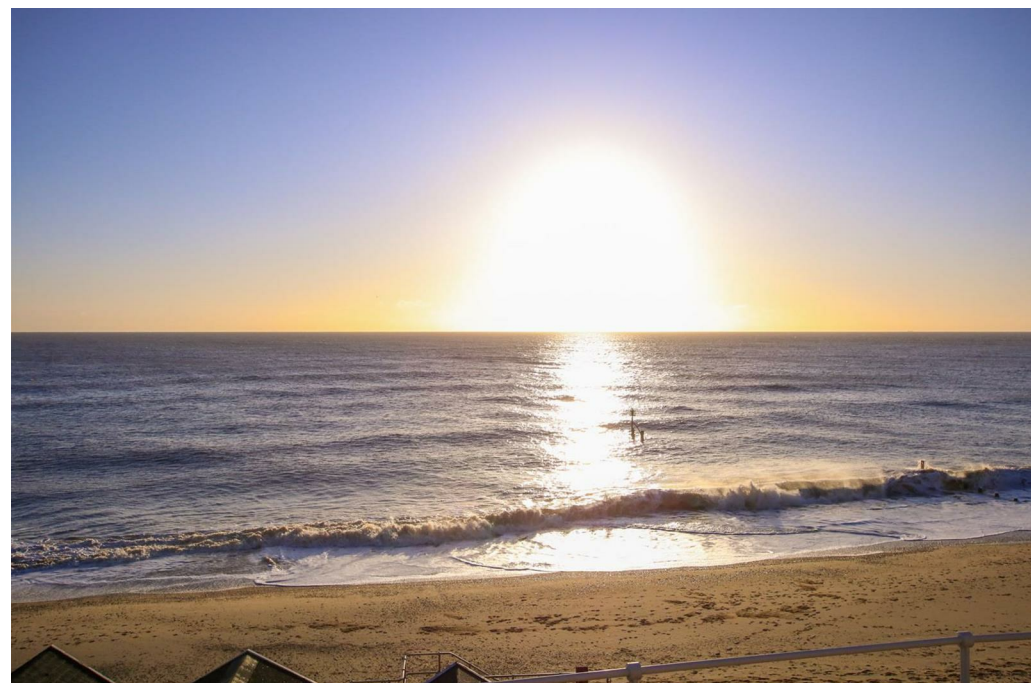
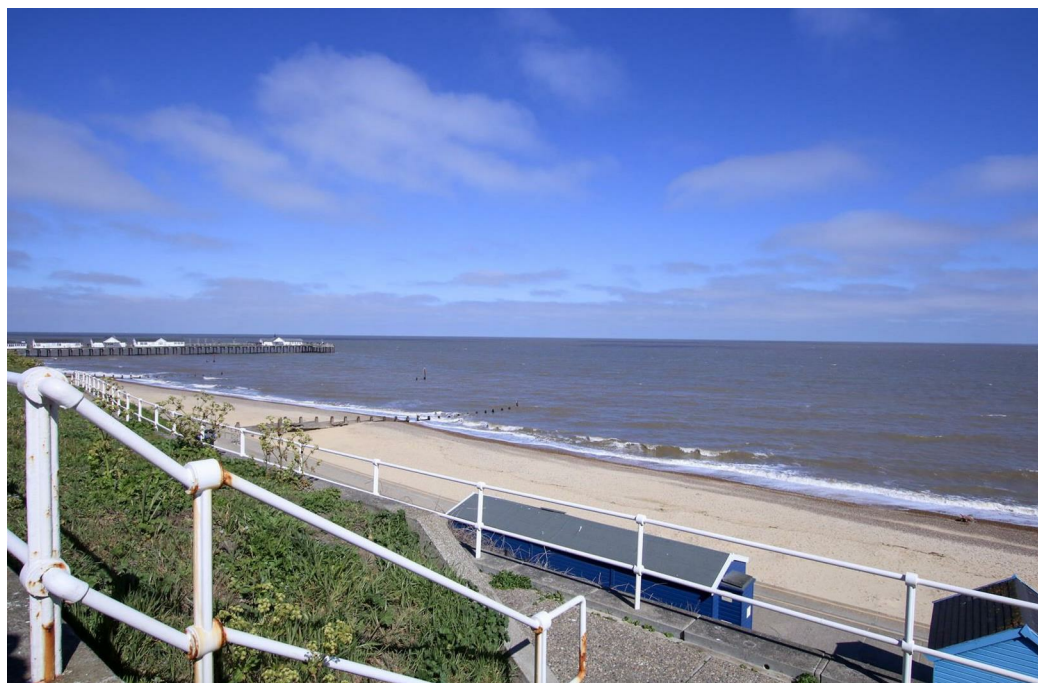
- Far Reaching Coastline & Sea Views
- 2 Bedrooms
- Utility Room
- No Onward Chain
- Spacious Bathroom
- Conservation Area
- Open Plan Double Aspect Living Room & Kitchen
- Double Glazing & Electric Storage Heating
- EPC - D

North Parade, Southwold

A stunning 2 bedroom apartment with sea view located on North Parade, a few steps from the sea front, beach and Pier. Southwold is an extremely popular seaside town situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. The town has an excellent range of High Street and boutique shops, as well as a wide range of leisure amenities including golf and sailing clubs and the RSPB Reserve at Minsmere. Southwold is characterised by its variety of architecture interspersed with a variety of greens and bordered by a large common. Flat 2 has easy access to the sandy beach, Pier and promenade with its colourful beach huts. To the south at the mouth of the River Blyth stands Southwold Harbour



Council Tax Band:



DESCRIPTION

Flat 2, The Craighurst is a spacious and beautifully presented two-bedroom second-floor apartment enviably positioned on Southwold's seafront, enjoying breathtaking, uninterrupted views of the coastline and the iconic Southwold Pier.

Approached via a private entrance lobby on the first floor, stairs rise to a generous landing leading to the main accommodation. The open-plan, double-aspect living/kitchen/dining room is filled with natural light and perfectly designed to make the most of the outstanding sea views. The modern fitted kitchen is equipped with good-quality units and enjoys its own charming outlook across the rooftops towards the lighthouse.

Both bedrooms benefit from spectacular sea views, offering a calming retreat where you can wake up to the sound and sight of the sea. To the rear of the property, there is a spacious bathroom, fitted to a high standard with contemporary fixtures and finishes, together with a useful utility room providing additional storage and practicality.

The apartment also benefits from double glazing throughout and modern night storage heating, ensuring comfort and energy efficiency all year round.

Perfectly situated on the seafront within Southwold's sought-after Conservation Area, the property is only a short stroll from the Market Place and High Street, with its eclectic mix of independent shops, galleries, cafés, and restaurants.

Offering the ideal combination of style, comfort, and spectacular

sea views, Flat 2, The Craighurst is the perfect coastal retreat or weekend bolt hole in one of Suffolk's most desirable seaside towns.

TENURE

Leasehold 999 year lease from 1st January 1988. (To be confirmed)

Service charge 01.01.2025 - 30.06.2025 £1,390.46 (approx £2780 pa)

Ground rent 2025 £25.00

OUTGOINGS

Council Tax Band currently band D

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: 20935/RDB.

FIXTURES AND 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

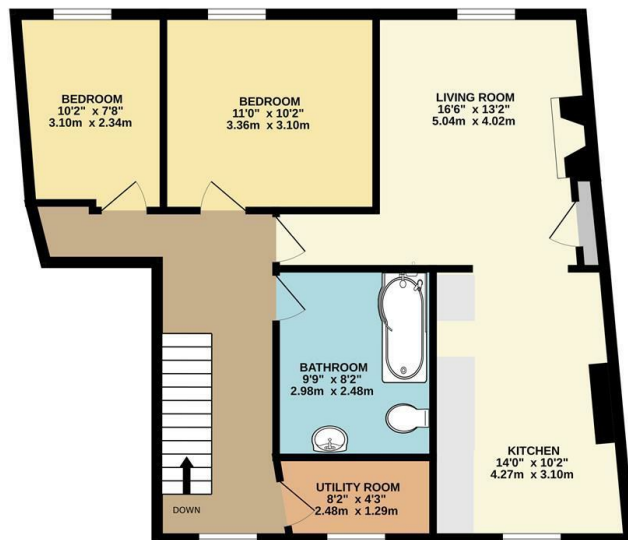
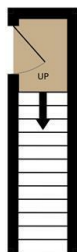
make or give any representation or warranty whatsoever, as regards the property or otherwise.





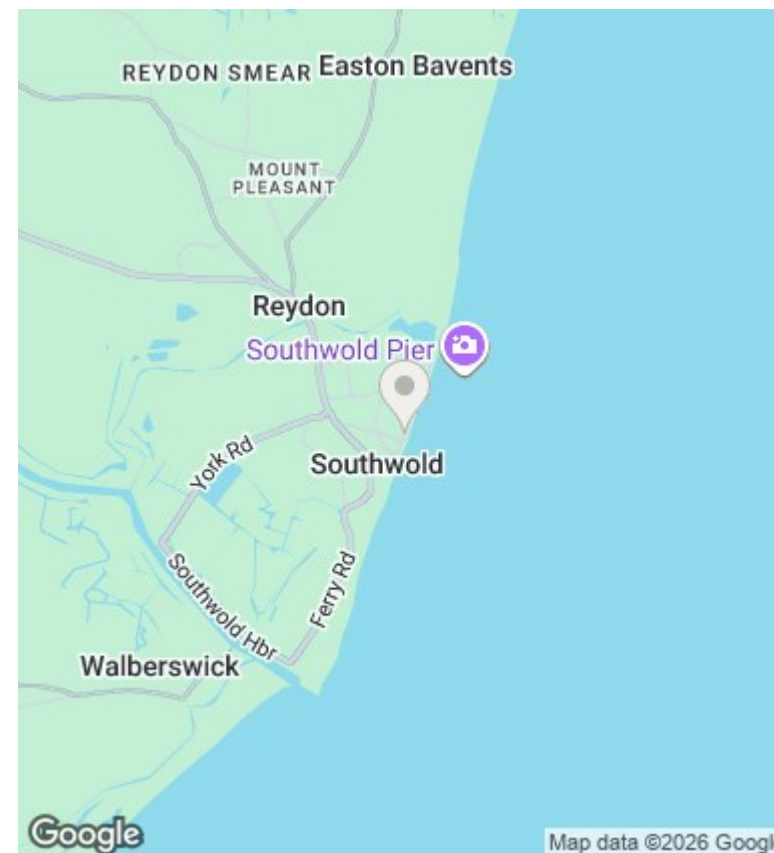
ENTRANCE FLOOR
30'0" x 7'0" (9.1m x 2.1m) approx.

2ND FLOOR
700'0" x 300'0" (213.0m x 91.4m) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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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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 |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 80 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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