



Southwold,

Guide Price £750,000

- End of Row Town House - No onward chain
- 2 Parking Spaces
- Stylish Open Kitchen with Integrated Siemens Appliances
- High Specification Spacious and Versatile Home
- 4 Double Bedrooms, 2 Ensuites and Family Bathroom
- Utility and Cloakroom
- Views Over Buss Creek
- Enclosed Rear Patio
- EPC - B

Mights Road, Southwold

An end of row town house occupying a prominent position on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and the promenade is lined with colourful beach huts. At the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.



Council Tax Band: F



DESCRIPTION

A stunning contemporary three-storey townhouse, ideally positioned at the edge of this renowned coastal town, enjoying fine views over Buss Creek and just a five-minute walk from the beach. Scenic footpaths nearby lead along the creek to Southwold Harbour, the River Blyth, the Hen Reedbeds, and the charming village of Walberswick.

Finished to a high specification throughout, this beautifully presented home offers versatile accommodation across three floors, with double glazing, gas-fired central heating, underfloor heating to the ground floor, and multiple bath/shower rooms.

The property is entered at the front, where a raised paved terrace provides the perfect spot to sit and watch the activity of this vibrant seaside location. Inside, the ground floor is dominated by a spacious open-plan kitchen, dining, and living area, featuring attractive wood-grain flooring and a bright, contemporary feel. Patio doors open to the front terrace, while the kitchen is fitted with a high-quality range of units and Corian work surfaces, complete with moulded sink and Quooker hot tap. Integrated Siemens appliances include a double oven, microwave, hob with extractor, fridge freezer, and dishwasher. A separate utility area and cloakroom are located to the rear.

On the first floor, the principal bedroom suite enjoys a Juliet balcony, fitted wardrobes, and a stylish en suite shower room. Also on this level is a fourth bedroom or snug, again with a Juliet balcony overlooking Buss Creek.

The second floor provides two further double bedrooms with

vaulted ceilings and large windows, one with its own en suite, alongside a well-appointed family bathroom.

This exceptional home combines contemporary design with coastal living, offering a light-filled and spacious interior within easy reach of Southwold's famous seafront and pier, as well as the tranquillity of Buss Creek, the harbour, and surrounding countryside.

to the rear an enclosed courtyard provides an ideal space for enjoying the morning sunshine and lead directly to the two parking spaces, a rare luxury in this historic town.

TENURE

Freehold

OUTGOINGS

Council Tax band currently F

SERVICES

Mains gas, 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: 2/RDB.

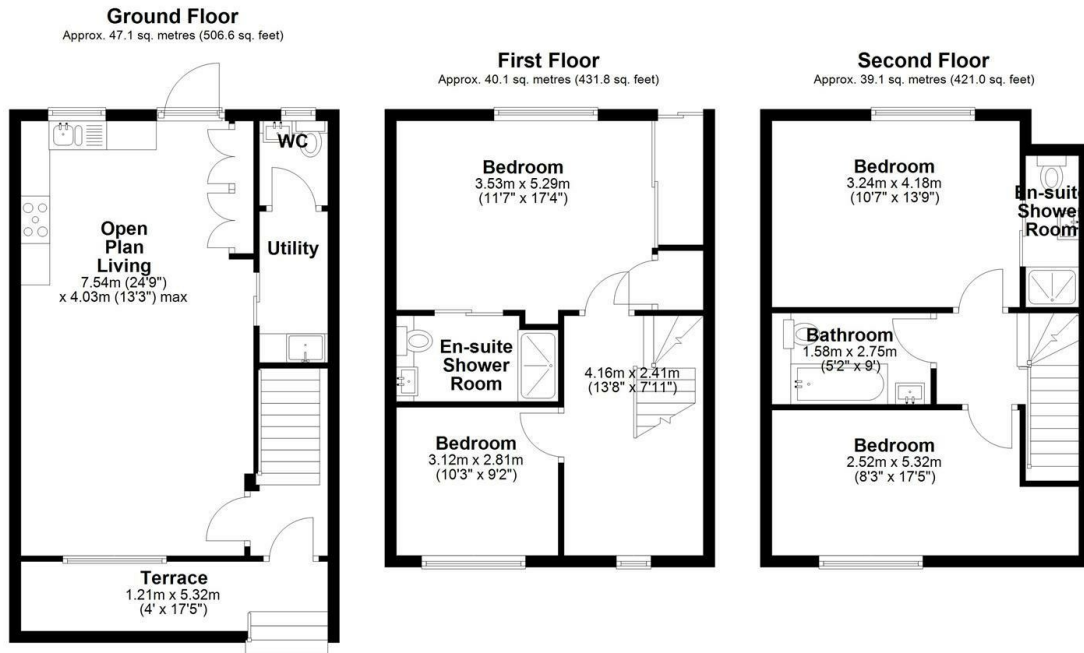
FIXTURES AND FITTINGS

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

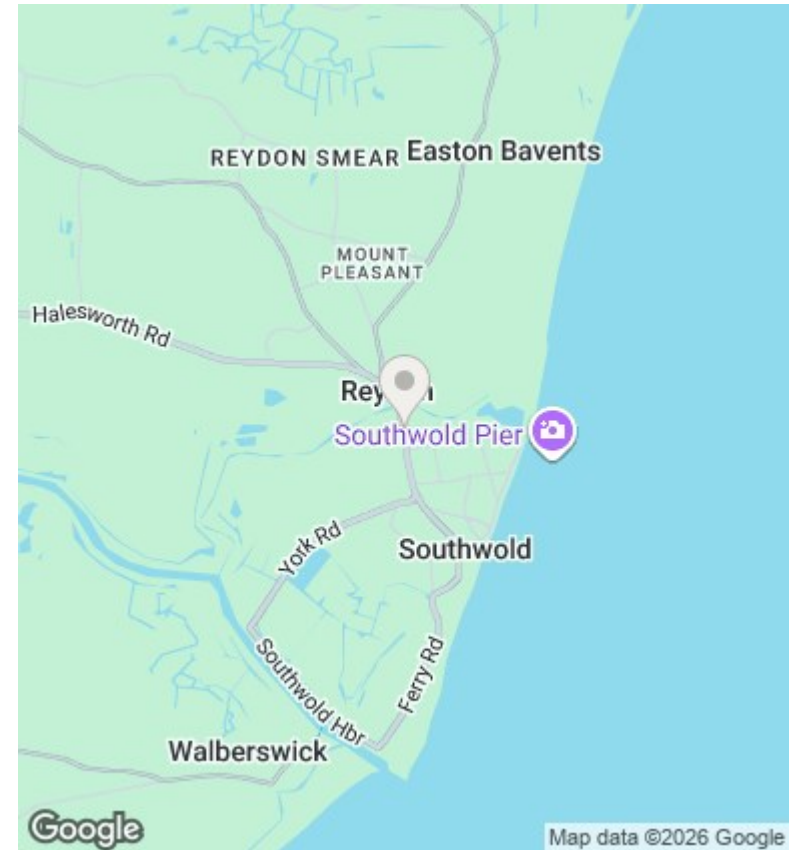
good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does 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.







Total area: approx. 126.3 sq. metres (1359.4 sq. feet)



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		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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