



## Southwold, Suffolk

Guide Price £750,000

- Elegant bay-fronted Victorian seaside townhouse close to the seafront, lighthouse and High Street.
- Beautifully presented accommodation arranged over three floors with period features throughout.
- Sitting room with bay window, high ceilings and feature fireplace with wood-burning stove.
- Second reception room and bright garden sitting room with vaulted ceiling and bifold doors to the garden.
- Stylish Shaker-style kitchen/breakfast room with stone work surfaces and fitted appliances.
- Three first-floor bedrooms including a principal bedroom with ensuite bathroom.
- Additional loft conversion bedroom with roof lights and attractive sea views.

# Stradbroke Road, Southwold

A bay fronted Victorian seaside town town house of exceptional quality having undergone extensive renovation and extension, a stones throw from the beach. Stradbroke Road is the perfect location in the heart of the Conservation Area, just a short 150 yard stroll from the sea front and beach. Just around the corner is the famous Lord Nelson Pub, market place and High Street of this charming coastal town. Southwold is situated on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. The town has an excellent range of shops and is well known for its architecture, pier, sandy beach, working harbour, common and greens.



Council Tax Band: D



## DESCRIPTION

An elegant bay-fronted Victorian seaside townhouse, ideally located just a few moments from the seafront, lighthouse and the High Street of this renowned coastal town. Combining charming period features with stylish modern improvements, the property offers beautifully presented accommodation arranged over three floors.

A storm porch shelters the panel-glazed entrance door which opens into a welcoming hallway with the original staircase rising to the first floor. Contemporary oak-finished internal doors lead to the reception rooms. At the front of the property, the sitting room is filled with natural light from a large bay window overlooking Stradbroke Road. This attractive room retains much of its period character, including high ceilings with moulded coving and an elegant brick fireplace with pamment tiled hearth housing a wood-burning stove. To the rear, a second reception room provides a versatile living space with a full-height double-glazed window to the rear.

From the hallway, a neatly fitted cloakroom with corner hand basin, WC and tiled walls sits beneath the stairs. A doorway then leads through to the kitchen/breakfast room, which is fitted with a range of shaker-style wall and base cupboards complemented by polished stone work surfaces and matching upstands. A butler sink with tiled surrounds adds further character, while integrated appliances include a gas hob with stainless steel cooker hood over, an electric double oven, and space for a fridge freezer, dishwasher and washing machine.

Beyond the kitchen, a bright and airy garden sitting room provides a wonderful additional living space. Featuring a part-vaulted ceiling with double-glazed roof lights, this room is filled with natural light and opens seamlessly to the garden through wide bifold doors.

The first-floor landing returns to a half landing before the staircase

continues to the second floor. The principal bedroom is positioned at the front of the property and features a decorative cast-iron fireplace with inset tiles, a fitted wardrobe and double-glazed sash windows overlooking Stradbroke Road. The ensuite bathroom is stylishly appointed with a P-shaped shower bath, vanity hand basin with storage below, WC and extensive wall and floor tiling, complemented by an opaque double-glazed sash window.

Two further bedrooms are located at the rear of the house, one with an ornamental cast-iron fireplace and both enjoying double-glazed windows overlooking to the rear elevations. The family bathroom is equally well appointed with a P-shaped bath, hand basin with storage below, and fully tiled walls and floor, while a separate WC with wall-hung hand basin and opaque double-glazed window adds further practicality.

From the landing, stairs rise to the impressive loft conversion. A landing with large roof light offers a delightful outlook with glimpses of the sea, while the generously proportioned loft bedroom enjoys two double-glazed roof lights facing east, providing an abundance of natural light and sea view.

Outside, bifold doors from the garden sitting room open onto a spacious paved terrace—ideal for outdoor dining and entertaining. This leads to an area of artificial lawn bordered by raised beds. At the far end of the garden stands a mature holly tree alongside a timber garden shed, with a rear gate giving pedestrian access to a passageway leading along the back of the terrace to Dunwich Road.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently D

## SERVICES

Mains gas, electricity, water and drainage

## VIEWING ARRANGEMENTS

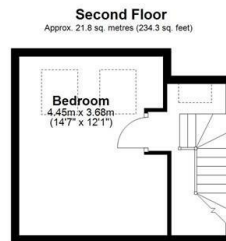
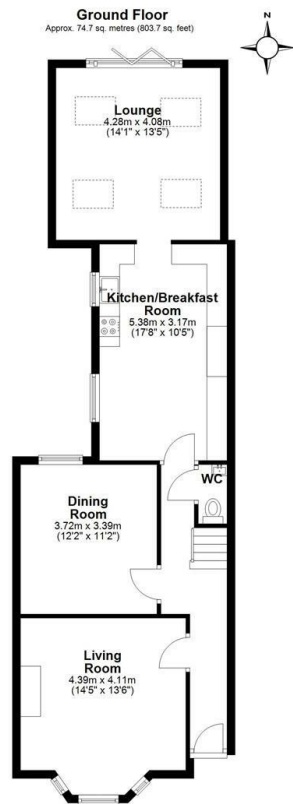
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 21044/RDB.

## FIXTURES AND FITTINGS

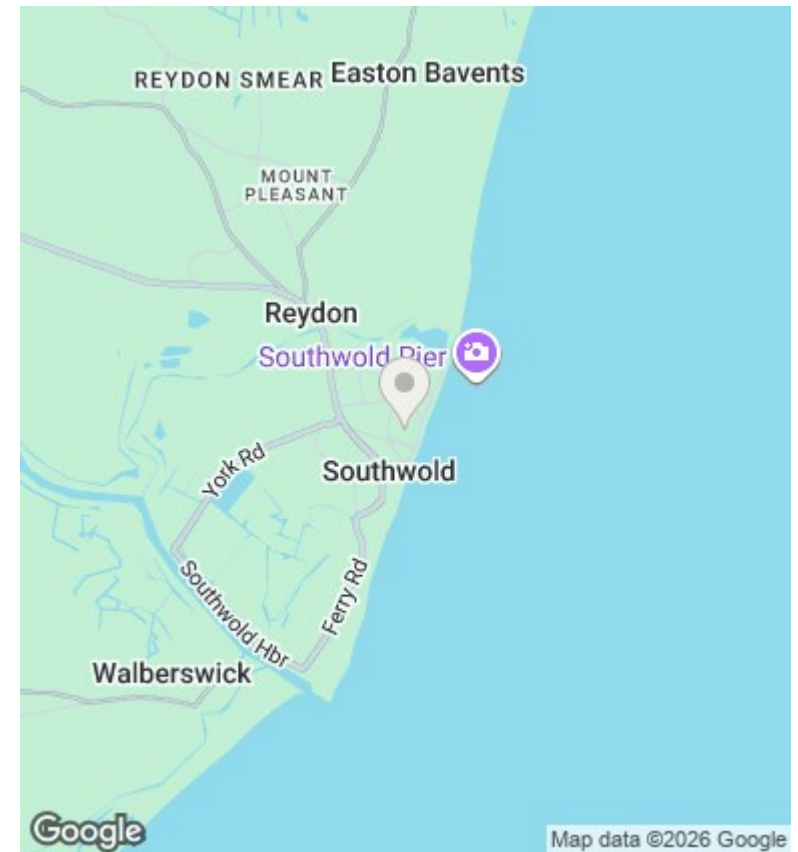
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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. 153.9 sq. metres (1656.6 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)	<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>		
<i>Not energy efficient - higher running costs</i>			
<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)