



Reydon, Southwold

Guide Price £475,000

- No Onward Chain
- Secluded Garden with Summer House
- L-Shape Living/Dining Room
- Three Bedrooms
- Stylish Bathroom
- Gas Central Heating
- Views Over Neighbouring Countryside
- Fitted Kitchen
- EPC - D

Keens Lane, Reydon

An individual detached bungalow set in secluded gardens in a private road at the edge of the village. Located about one mile from the renowned coastal town of Southwold, Reydon boasts a number of local amenities, including; primary school, healthy living centre/doctors surgery, two general stores, bowls clubs and the splendid Randolph Hotel. Situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Keens Lane is the perfect spot for accessing the myriad of footpaths in the area, either leading to Reydon Smere, along Shepherds Lane, past St Felix School to the Hen reedbeds or crossing the Blyth to Southwold Harbour, Walberswick, Dunwich and Minsmere. Reydon is within walking distance of the renowned coastal town of Southwold. With its sandy beach, promenade with colourful beach huts, famous pier and High Street with an eclectic range of boutique and High Street shops, the surrounding area is renowned for its coastline and countryside pursuits.



Council Tax Band: D



DESCRIPTION

Tucked away on a private road at the edge of a picturesque coastal village, this individual detached bungalow offers a peaceful lifestyle with sweeping countryside views. Just one mile from the sought-after coastal town of Southwold, the property enjoys both rural tranquillity and easy access to coastal amenities.

Set behind a horseshoe driveway providing ample parking, the home is approached via a secluded entrance surrounded by mature planting and screening hedgerows. A further narrow driveway leads along the side of the bungalow to a detached garage, ideal for storage or workshop use. The beautifully maintained gardens feature a timber summer house, creating a perfect spot to relax and enjoy the surroundings.

Inside, the accommodation is light and airy, thanks to large windows and a thoughtful layout. An entrance porch leads into a central hallway which benefits from borrowed light from the spacious L-shaped living/dining room. This room boasts a deep front-facing window with lovely views and direct access to the rear garden. The fitted kitchen connects to a useful rear lobby, offering additional access and storage.

The inner hallway leads to three bedrooms and a stylish, modern bathroom complete with a separate shower. The home offers excellent potential for remodelling or extending, subject to planning permission, making it a perfect opportunity for those looking to create a dream home in a desirable location.

A rare find combining privacy, space, and potential — all within easy reach of Southwold's vibrant coastline.

TENURE

Freehold.

OUTGOINGS

Council Tax Band 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

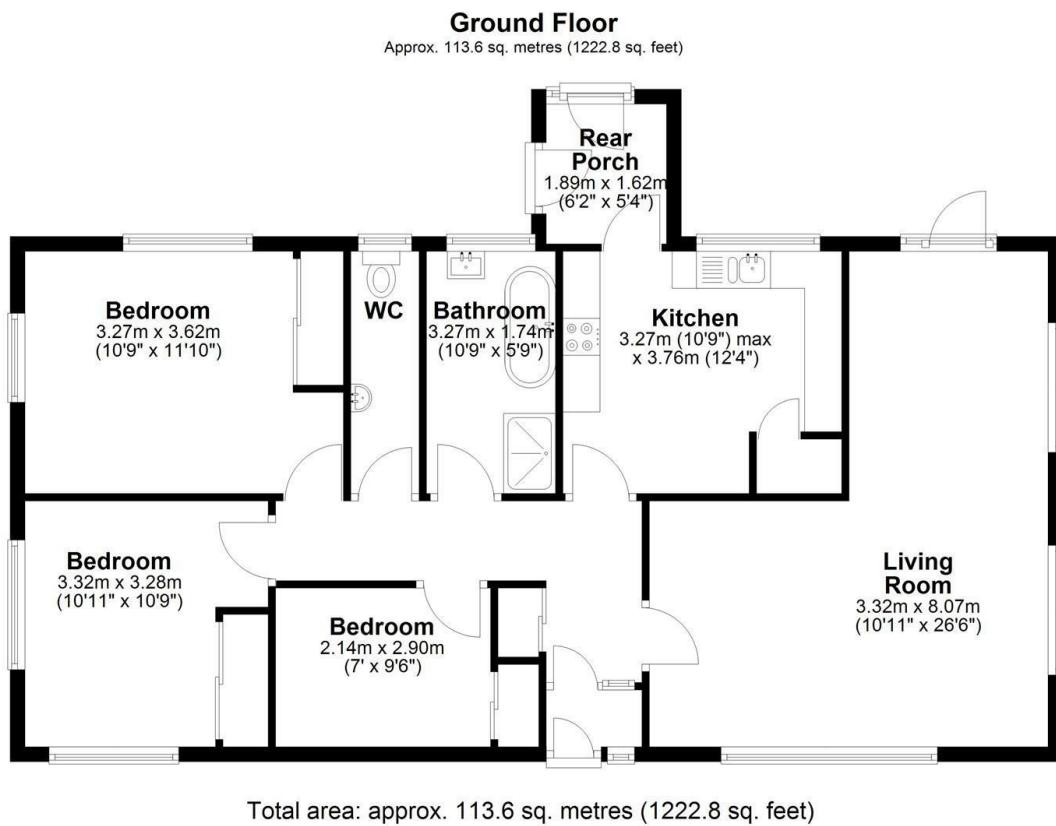
Tel: 01502 722253 Ref: 20866/RDB.

FIXTURES & 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.





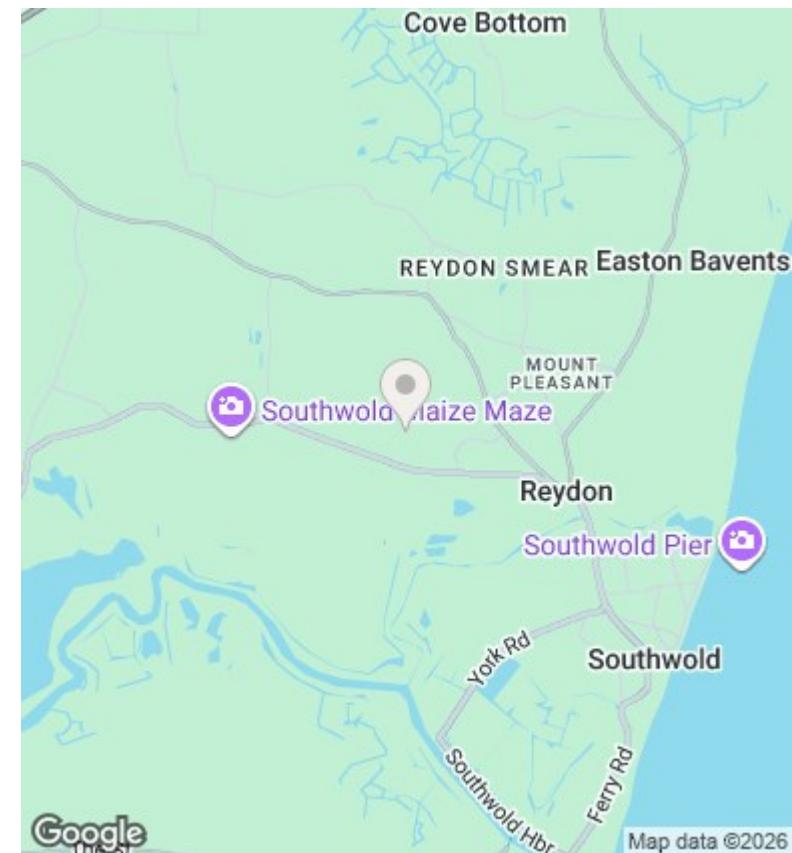


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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	83
(81-91)	B	68
(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