



Southwold, Suffolk

Guide Price £395,000

- Successful Holiday Let - No Onward Chain
- Open Plan Living/Dining and Kitchen
- Current Holiday Let
- Secluded Courtyard Location Close to the Beach
- Two Bedrooms
- Perfect Lock and Leave Bolt Hole
- Double Glazing and Electric Heating
- Ground Floor Shower Room and First Floor WC
- EPC - F

Stradbroke Road, Southwold

A CHARMING TWO BEDROOM COTTAGE TUCKED AWAY IN A PRIVATE COURTYARD A FEW PACES FROM THE BEACH. Located at the southern end of Stradbroke Road the perfect location in the heart of the Conservation Area, just a short 50 yard stroll from the, light house, sea front and beach. Just around the corner is the famous Lord Nelson Pub and market place 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, commons and greens



Council Tax Band: B



DESCRIPTION

Secret Cottage is approached via a shared passageway leading into a spacious courtyard, over which the property has a right of access, with resin-bonded surface, creating a welcoming and low-maintenance setting. A slate-covered entrance canopy frames the double-glazed front door, which opens into an inviting open-plan living space. Here, double-glazed windows overlook the courtyard and an impressive decorative tiled fireplace with electric stove forms a cosy focal point. The fitted shaker-style kitchen features woodblock work surfaces, a butler sink with mixer tap, and integrated appliances including a concealed fridge, dishwasher and washing machine, along with an electric range cooker set against a coloured glass splashback.

A latch door leads to the ground floor shower room, fitted with a tiled shower cubicle with rain shower, hand basin with storage below, WC and an opaque double-glazed window. Stairs rise to the first-floor landing, illuminated by a double-glazed rooflight, where pine doors open to two bedrooms. The spacious principal bedroom enjoys a double-glazed window overlooking the courtyard, an ornamental cast-iron fireplace and a built-in wardrobe, while the second bedroom also overlooks the courtyard and includes a useful storage cupboard housing the pressurised hot water cylinder. A separate WC with hand basin, rooflight and double-glazed window completes the accommodation.

Blending character features such as latch doors and fireplaces with modern fittings and a practical layout, Secret Cottage offers a charming and well-presented home centred around a peaceful courtyard setting. Secret Cottage would make a wonderful second home, that would also prove popular as a holiday let. This is how

the current vendors use and enjoy Secret Cottage. In 2023 and 2024 the sellers advise gross income was in the region of £16,500 for each financial year.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently deleted

SERVICES

Mains 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: 21012/RDB.

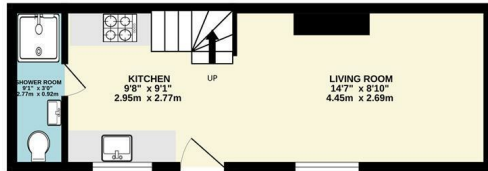
FIXTURES AND FITTINGS

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.





GROUND FLOOR
243 sq.ft. (22.5 sq.m.) approx.

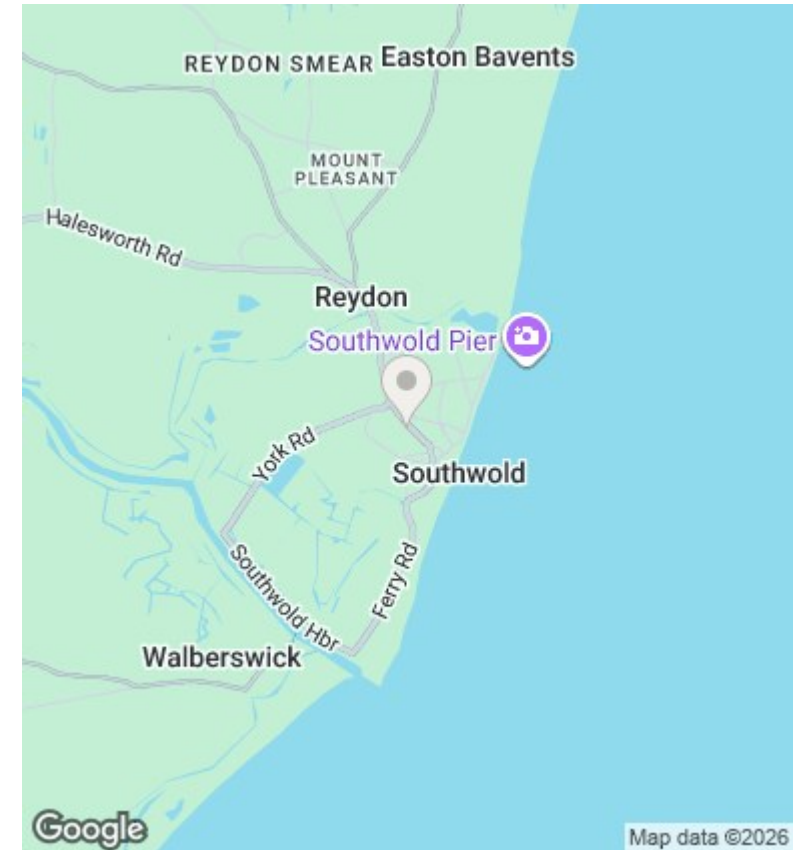


1ST FLOOR
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.2 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 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(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