



Walberswick,

Guide Price £825,000

- No Onward Chain & Sea View
- Private South Facing Garden
- Ensuite & Family Bathroom
- Two Double Bedrooms
- Off Road Parking & Garage
- Oil Fired Central Central
- Great Potential to Re-Model & Enhance
- Two Reception Rooms & Conservatory
- EPC - E

The Street, Walberswick

An individual detached chalet with sea views from the first floor located in this most sought-after of coastal villages, just a 5 minute walk from the beach, village green and Southwold Harbour. Walberswick is a particularly popular coastal village situated south of the Blyth estuary forming part of the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. The village has a general store, two excellent public houses and tearooms. To the north stands the renowned coastal town of Southwold which offers an excellent range of High Street and boutique shops. The surrounding area is renowned for its coastline, countryside and leisure pursuits, whilst also being home to the RSPB Reserve at Minsmere.



Council Tax Band: E



DESCRIPTION

A distinctive detached chalet dating from the mid 20th Century featuring white washed brick elevations below steep pitched pantile covered roofs with a large dormer window to the rear affording a fine view over the neighbouring countryside to the sea.

Set back from the road behind a hedgerow providing seclusion, a driveway offers parking & turning area and leads to an attached single garage. To the rear a secluded garden enjoys a southerly aspect with lawn bordered by a wealth of flowering plants and shrubs. Adjacent to the conservatory currently is a paved seating area ideal for alfresco dining and enjoying this fine location.

Internally the entrance hall leads to a sitting room overlooking the garden and with attractive brick fireplace incorporating log burner. Dining/ second reception room opens into a large conservatory currently used as a dining and seating areas, again overlooking and opening into the garden and linking via a lobby to a side entrance onto the driveway and the kitchen. A cloakroom completes the ground floor accommodation.

Rising from the hallway the staircase leads to the landing with useful storage, two generously proportioned bedrooms and family bathroom. The principal bedroom has an ensuite shower room and a fine coastal view to savour.

In all a genuinely delightful cottage style with a fine view in this

charming and highly desirable location in this lovely coastal village.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

Mains water, electricity 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: 20937/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.

AGENTS NOTE

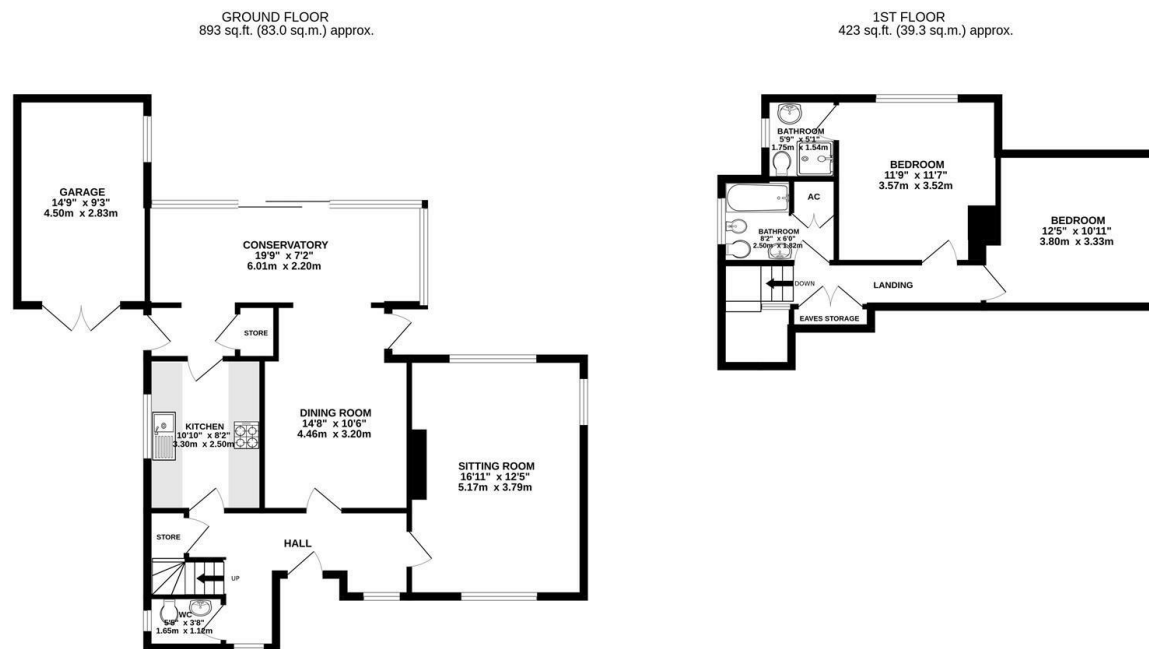
The property is subject to a shorthold tenancy. Vacant possession will be provided upon completion of the sale of the property.

AGENTS NOTE 2

Energy infrastructure proposals in the vicinity of the village. Prospective purchasers should make enquires of the relevant authorities.



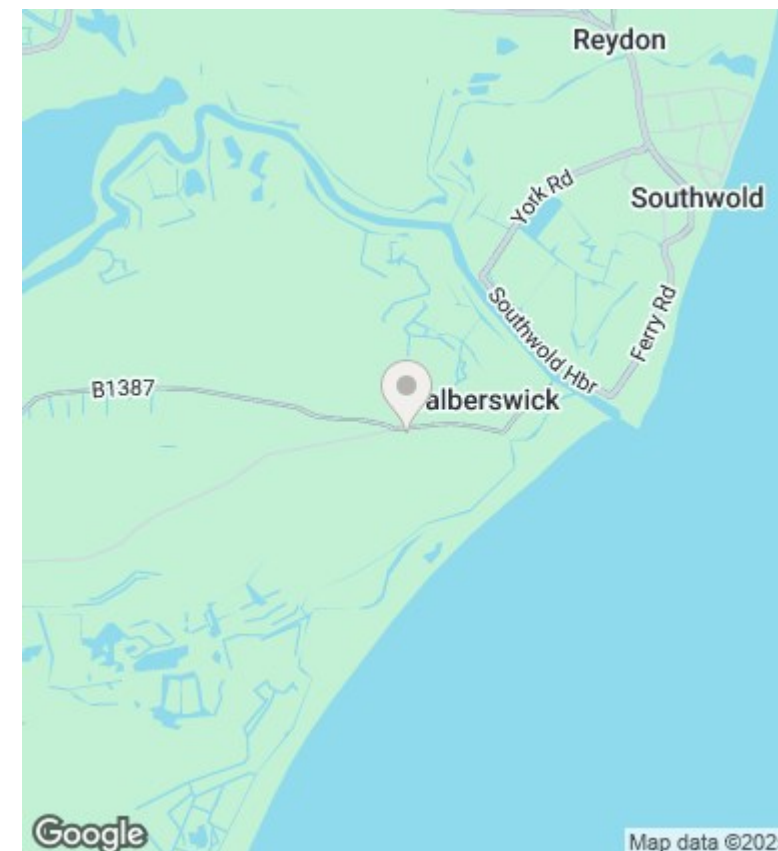




TOTAL FLOOR AREA: 1316 sq.ft. (122.3 sq.m.) approx.

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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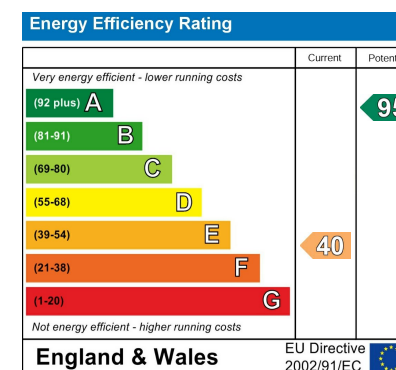


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com