



Reydon, Southwold

Guide Price £325,000

- No Onward Chain
- Two Reception Rooms
- Double Glazing
- Three Bedrooms
- Ground & First Floor Bathrooms
- EPC - D
- Beautifully Presented Throughout
- Gas Central Heating

Hurn Crag Road, Reydon

Renovated and beautifully presented terrace cottage situated within walking distance to Southwold and beach. The village of Reydon is just one mile from the renowned coastal town of Southwold, occupying a prominent position on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Set around numerous greens, the town offers an excellent range of shops, golf and sailing clubs and a unique small cinema. Reydon has two general stores, an excellent hotel/public house and a well established bowls club. The surrounding area is renowned for its beautiful countryside and coastline.



Council Tax Band: B



DESCRIPTION

This charming mid-terrace cottage is ideally located within walking distance of Southwold, offering easy access to the stunning seafront and iconic pier. Recently renovated, the property has been beautifully presented, blending modern comforts with classic cottage appeal with cast iron fireplaces, column radiators and polished timber floorboards throughout. The accommodation features two inviting reception rooms, providing ample space for relaxation and entertaining, as well as a well-equipped fitted kitchen.

The cottage boasts three bedrooms in total, with a thoughtful layout that includes both ground and first-floor stylish bathrooms, offering flexibility for family living. The property benefits from gas central heating and large double glazed windows, ensuring a light and energy-efficient home throughout the year.

Outside, the property is complemented by an attractive garden, offering a lovely outdoor space for enjoyment or relaxation. This delightful home is perfect for those seeking a coastal retreat or a comfortable year-round residence near the heart of Southwold.

ACCOMMODATION

SITTING ROOM

Window to front elevation, cast iron fireplace with chequer board tiled hearth.

LOBBY

Staircase rising to the first floor.

DINING ROOM

Window to rear elevation, cast iron fireplace with chequer board tiled hearth. Understairs cupboard.

KITCHEN

Fitted with a range of Shaker style base and wall cupboards, wood block work surfaces, enamel 1 ½ bowl sink unit, tiled surrounds, gas cooker point with cooker hood over. Plumbing for washing machine. Window to side elevation.

REAR LOBBY

Entrance door to garden.

BATHROOM

Suite comprising P-shaped bath with mixer tap/shower and shower over, hand basin with cupboard and WC. Wall tiling and opaque window

FIRST FLOOR

LANDING

BEDROOM

Cast iron fireplace, window to front elevation.

BEDROOM

Cast iron fireplace, window to rear elevation. Connecting door to:

BEDROOM

Window to side elevation.

SHOWER ROOM

Suite comprising tiled shower cubicle, hand basin with storage below and WC. Wall tiling and Opaque window.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

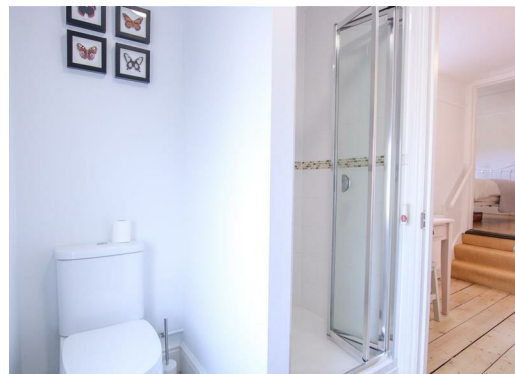
Email: southwold@flickandson.co.uk

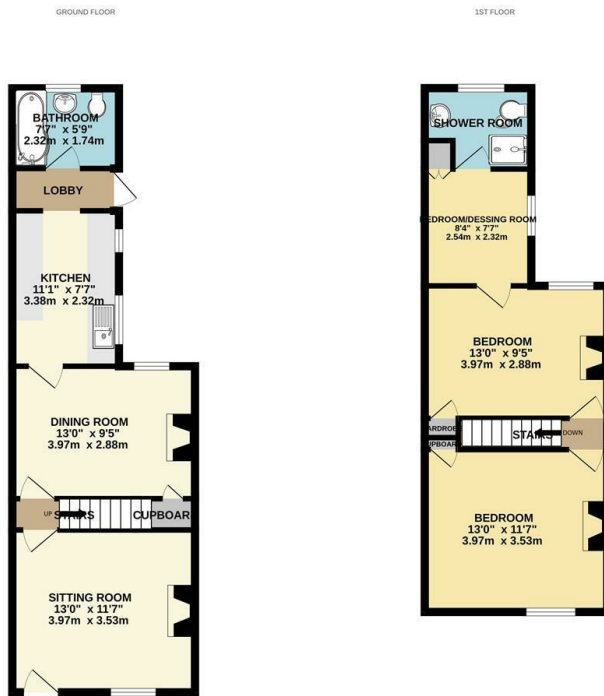
Tel: 01502 722253 Ref: 20772/RDB.

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.







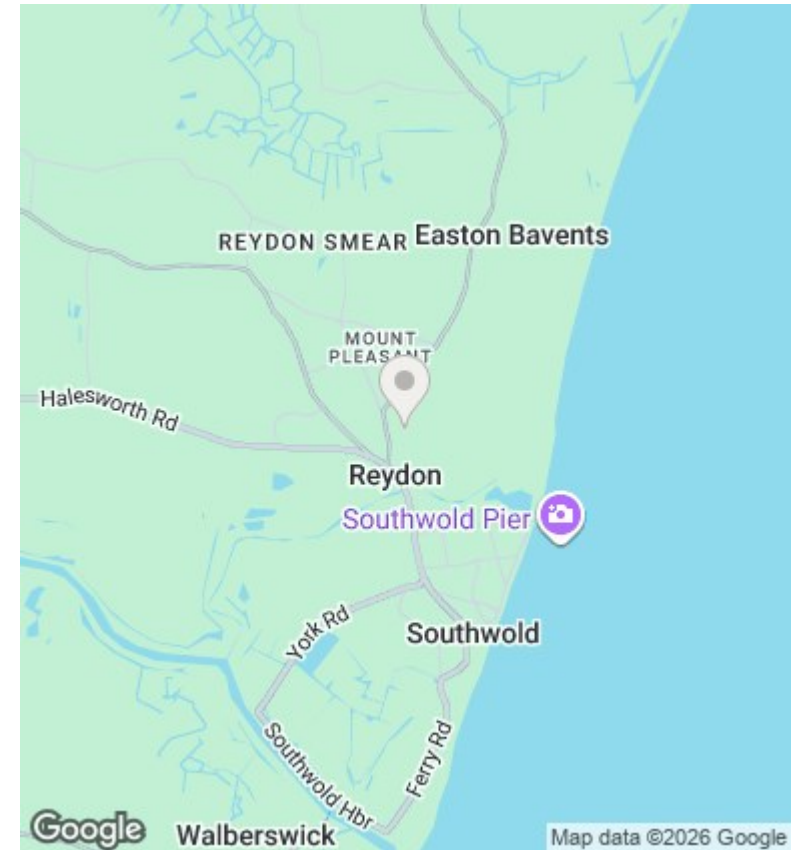
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with MyHomePlans

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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