



Southwold,

Guide Price £675,000

- No Onward Chain
- Excellent Kitchen / Dining Room
- Off Road Parking
- Successful Holiday Let
- Short Walk to the Beach
- Gas Central Heating & Double Glazing
- Three Bedrooms
- Raised Terrace and Garden
- EPC - D

Pier Avenue, Southwold

A beautifully presented semi-detached house, situated within walking distance from the pier and beach. The property is currently a successful holiday let, available to purchase fully equipped to continue with holiday letting. Occupying a prominent position on the Suffolk Heritage Coast a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops, and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with a pier, and the promenade is lined with colourful beach huts. To the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.



Council Tax Band:



DESCRIPTION

This charming 1930s semi-detached house is currently operating as a successful holiday let, making it an excellent investment opportunity. Set back from the road, it offers the convenience of off-road parking. Inside, you'll find a welcoming hallway and a handy cloakroom for guests. The sitting room is a comfortable, cosy space, ideal for relaxing after a day of exploring. The generous kitchen is well-fitted and offers ample space for dining, perfect for both everyday meals and entertaining. Upstairs, the property boasts three well-proportioned bedrooms, offering plenty of space for the family. The luxury bathroom features high-end finishes and provides a relaxing retreat. To the rear of the property, a raised terrace overlooks a beautifully stocked lawn garden, providing a peaceful outdoor space to enjoy the surroundings.

The location is a real highlight, particularly having off road parking, with the pier, seafront, and beach just a short walk away, offering easy access to local attractions and scenic views. This property combines comfort, convenience, and the potential for continued rental success.

ACCOMMODATION

STORM PORCH

Entrance door opening to:

ENTRANCE HALL

Staircase rising to the first floor with store cupboard below. Original panel doors.

CLOAKROOM

Suite comprising corner hand basin and W.C. Opaque window.

SITTING ROOM

Bay window to front elevation. Stone open fireplace.

KITCHEN

A range of fitted base and wall cupboards, polished stone work surfaces and upstands, butler sink unit. Fitted AEG appliances include electric oven, hob and cooker hood, concealed dishwasher, washing machine and fridge/freezer. Window overlooking the rear garden.

DINING ROOM

Window to rear elevation.

FIRST FLOOR

LANDING

Window to side elevation

BEDROOM

Bay window to front elevation. Cast iron fireplace.

BEDROOM

Window to rear elevation with view toward Buss Creek.

BEDROOM

Window to front elevation.

BATHROOM

Stylish suite comprising panel bath with shower over, hand basin and W.C. Windows to side and rear elevations. Wall tiling and store cupboard.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently deleted.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

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

Email: southwold@flickandson.co.uk

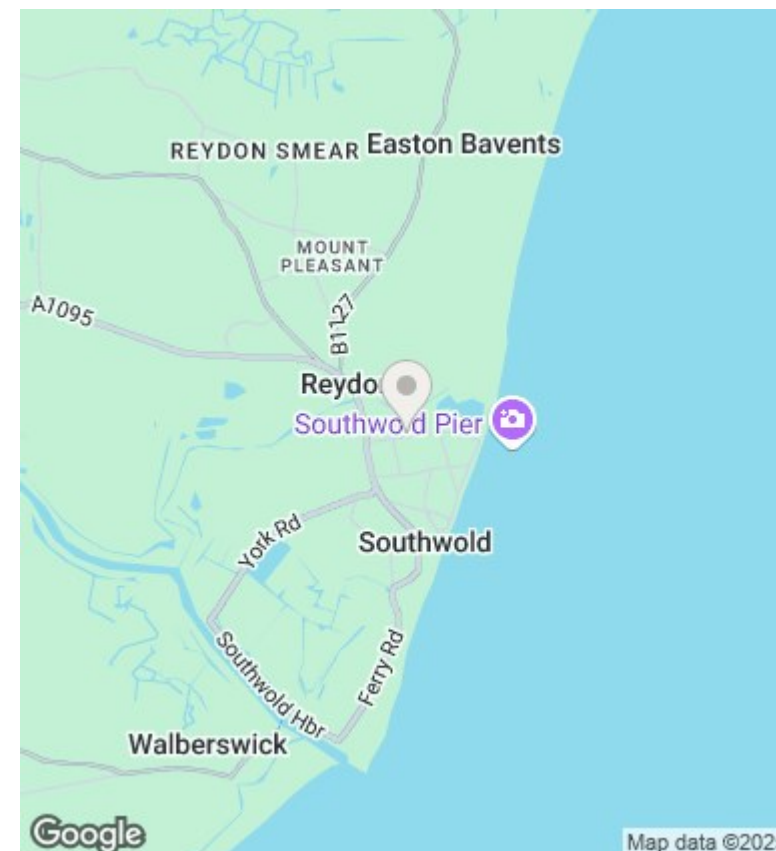
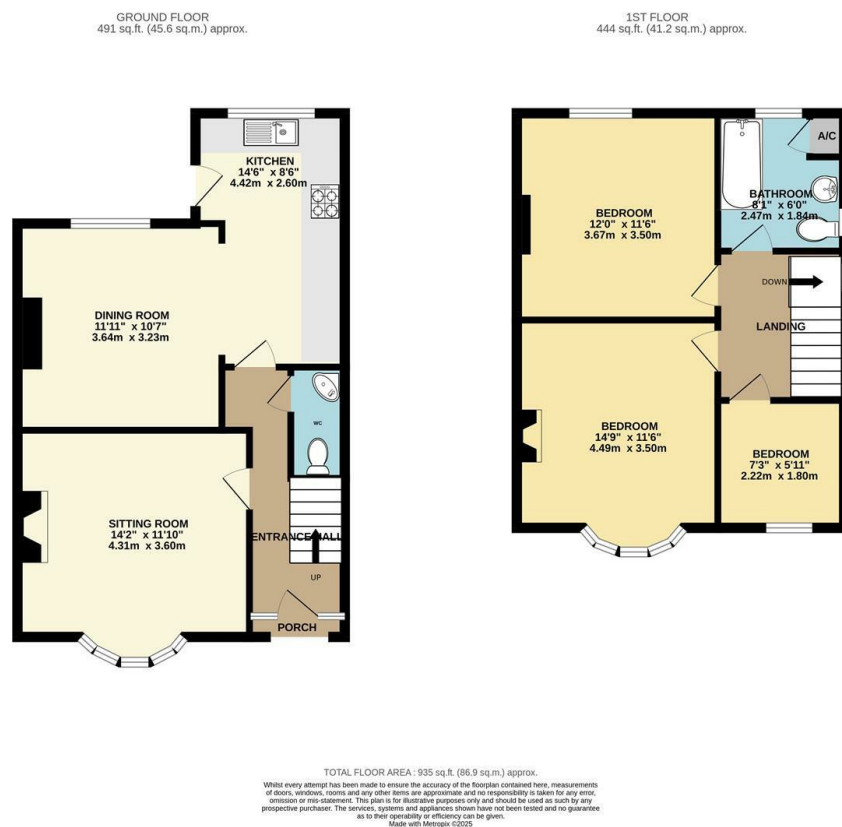
Tel: 01502 722253 Ref: 20760/RDB.

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.





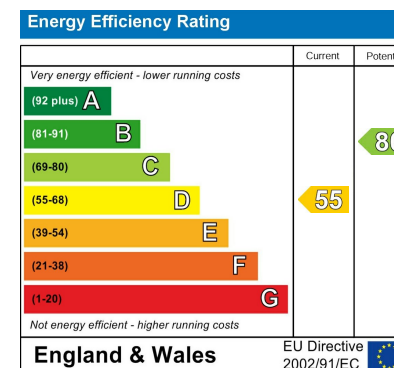


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £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

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