



Reydon, Southwold

Guide Price £400,000

- No Onward Chain
- Garden & Garage
- Ground Floor Shower Room
- Three Bedrooms
- First Floor Bathroom
- Gas Central Heating
- Open Plan Sitting/Dining Room
- Fitted Kitchen with Appliances
- EPC - D

Seaview Road, Reydon

Renovated, extended and remodelled! An exceptional three bedroom, two bathroom end terrace house, with open plan living accommodation and sea view from the top floor. Seaview Road is just a short walk over Might's Bridge to 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

Offered for sale with no onward chain, is this end terrace cottage having underwent a complete programme of renovation and remodelling in 2018, to create an exceptional family home with the entire ground floor as one large open planning living room. Complete with a cosy sitting area with wood burner, dining area, Shaker style fitted kitchen with full range of integrated appliances and snug opening to the rear. The first and second floor are divided into three bedrooms and a spacious family bathroom. The attic bedroom has far reaching views over Buss creek to Southwold and the coastline. Set back from the road is a small front garden screened by a bay hedge. To the rear, the garden is part paved and part laid with artificial grass. A hand gate opens to a passageway leading to and en-block GARAGE.

ACCOMMODATION

ENTRANCE PORCH

Glazed double doors.

OPEN PLAN SITTING / DINING ROOM

Panel glazed entrance door. Polished timber floor boards continuing throughout the ground floor. Fireplace with tiled hearth and wood burning stove. Fitted cabinets. Staircase rising to the first floor.

KITCHEN

Fitted with Shaker style base and wall cupboards, polished stone work surfaces with butler sink. Integrated appliances include electric oven and gas hob, concealed fridge, freezer, dishwasher and washing machine. Built in storage/larder cupboard.

SNUG

Two sets of aluminium casement doors open to the rear garden.

SHOWER ROOM

White suite of tiled shower cubicle, hand basin and W.C.

FIRST FLOOR

LANDING

BEDROOM

Sash window to front elevation.

INNER LANDING

Staircasing rising to the second floor.

BATHROOM

White suite comprising panel bath, pedestal hand basin, W.C. and shower cubicle. Sash window.

BEDROOM

Sash window to rear elevation.

SECOND FLOOR

LANDING

BEDROOM

Dormer window with far reaching views to Southwold and the coastline.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

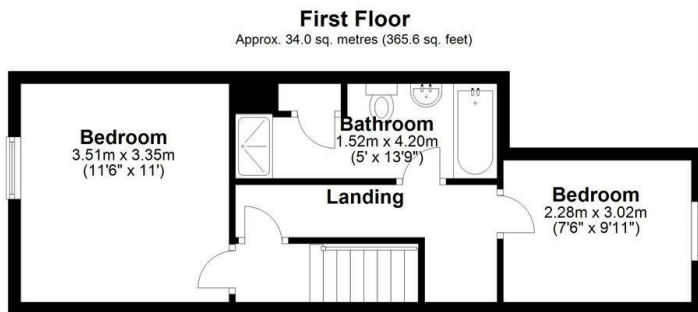
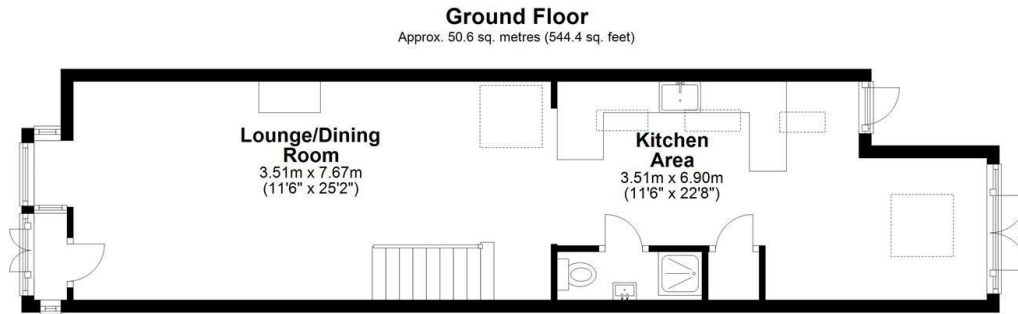
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20691/RDB.

FIXTURES & FITTINGS

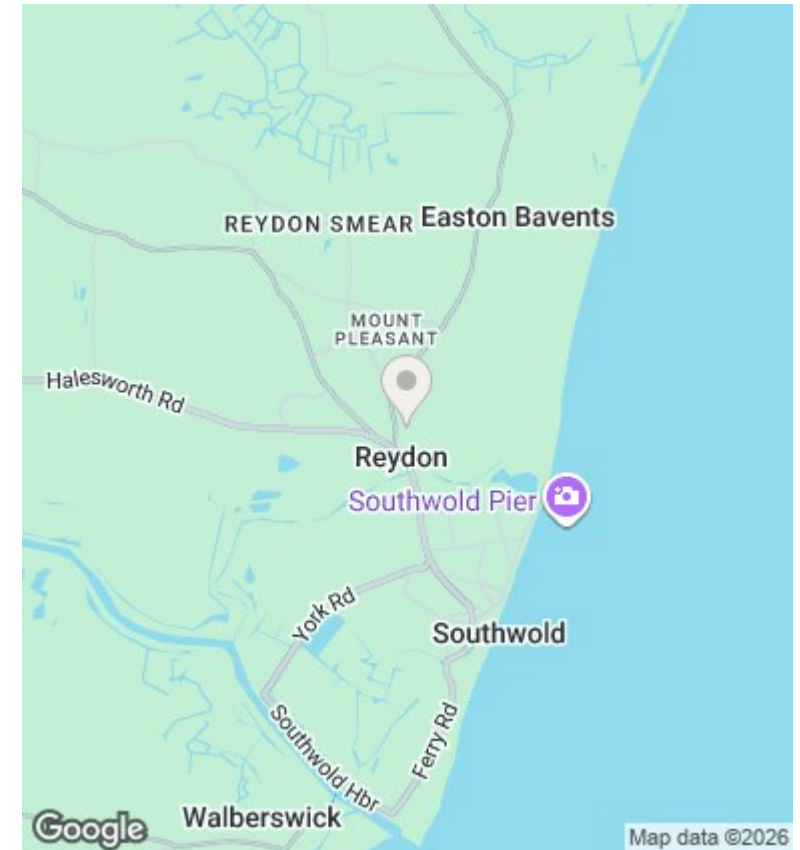
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Total area: approx. 101.0 sq. metres (1087.1 sq. feet)



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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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