



## Southwold, Suffolk

Guide Price £179,000

- Town Centre
- Conservation Area
- EPC - E
- Ground Floor Apartment
- Close to the Beach
- Successful Holiday Let
- Immaculate Throughout

# Trinity Street, Southwold

A rare opportunity to acquire a ground floor apartment in the heart of Southwold a few paces from the beach.



Council Tax Band: B



## DESCRIPTION

A unique opportunity to acquire a ground floor apartment in the heart of Southwold, within the conservation area and a few paces from the sea front, marketplace and High Street. Great attention to detail has been shown in the design to create this bespoke holiday let apartment. a single apartment floor being open plan and equipped for those with limited mobility. The apartment has an excellent specification and is available to purchase fully furnished and equipped to continue this successful holiday letting business.

## LOCATION

The property is situated in the perfect location a yards from the sea front, famous Lord Nelson pub and short stroll to the marketplace High Street and Pier. 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 pier and the promenade is lined with colourful beach huts. At 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.

## TENURE

Share of freehold. Leasehold ground floor flat by way of new 999 year long lease to be granted at completion with peppercorn rent and service charge in respect of insurance and maintenance of the building. A one half interest in the freehold to to be transferred to the buyer of the flat at completion

## OUTGOINGS

Council Tax currently Band currently deleted. Non domestic currently zero rated

## AGENT NOTE

CASH BUYERS OR FUNDING VIA COMMERCIAL LOAN ONLY.

THE APARTMENTS CURRENT PLANNING CONSENTIS RESTICTED TO HOLIDAY LET USE ONLY.

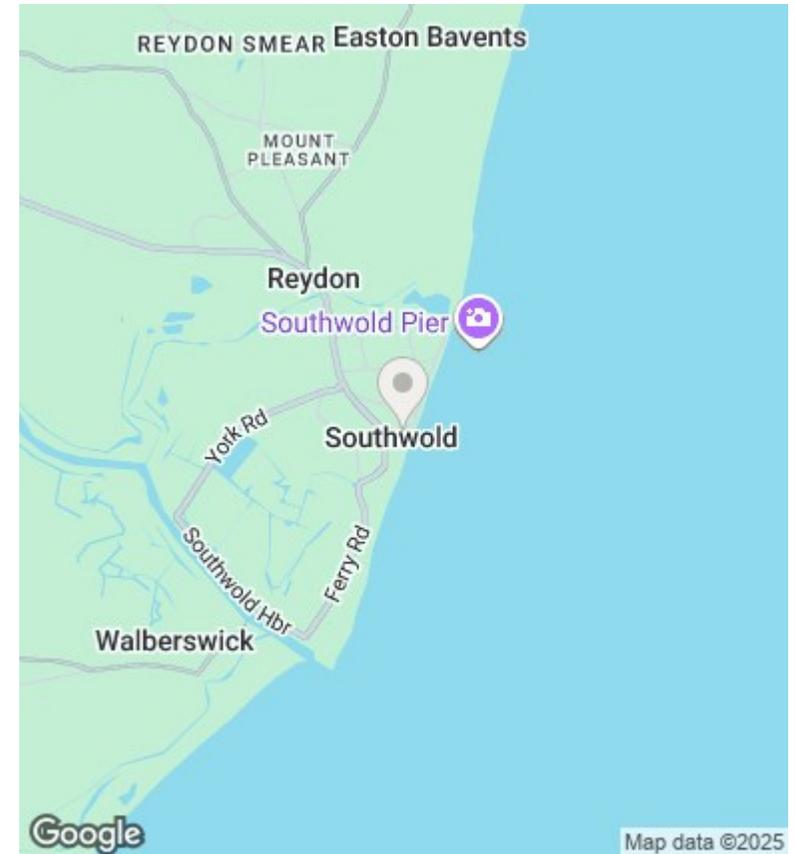
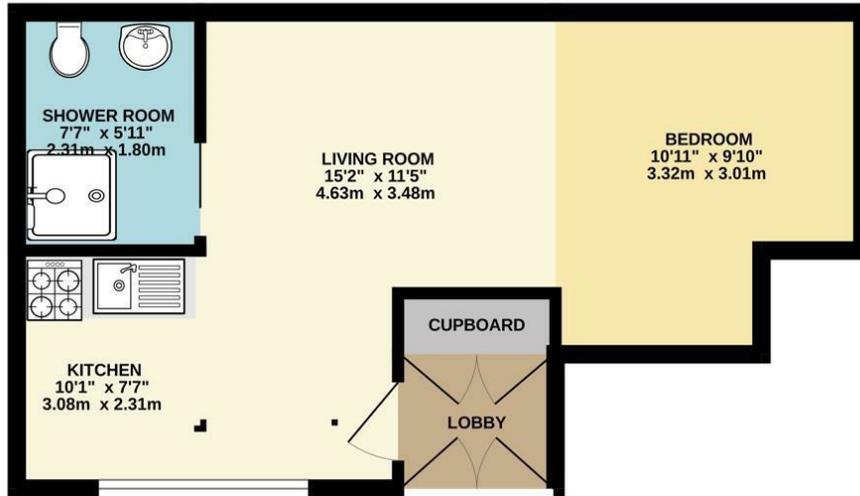
## VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 20699/RDB.

## FIXTURES & FITTINGS

Contents to allowing the continuation of the holiday let business are included with 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  
359 sq.ft. (33.4 sq.m.) approx.



### 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.

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)

### 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.

### Viewings

Viewings by arrangement only. Call 01502 722253 to make an appointment.