



## Southwold,

Guide Price £695,000

- No Onward Chain
- Yards from the Beach
- Luxury Bathroom with TV
- EPC - D
- Two Bedrooms
- Bespoke Kitchen with Appliances
- Fireplace Multifuel Stove
- Exceptional Specification
- Sea View
- Cloakroom

# St. James Green, Southwold

A bay fronted Victorian Cottage of exceptional quality enjoying sea views, a stones throw from the beach. St James Green is the perfect location in the heart of the Conservation Area, just a short 50 yard stroll from the sea front and beach. Just around the corner is the famous Lord Nelson Pub and market place of this charming coastal town. Southwold is situated on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. The town has an excellent range of shops and is well known for its architecture, pier, sandy beach, working harbour, commons and greens.



Council Tax Band: D



## DESCRIPTION

Overlooking St James Green and the sea, this bay fronted Victorian cottage has undergone complete renovation and remodelling to create a charming seaside cottage of exceptional quality perfectly positioned within the Conservation Area of this most popular and well served seaside town.

## ACCOMMODATION

A stable entrance door opens to:

### OPEN PLAN LIVING ROOM & KITCHEN

Shuttered bay window overlooking St James Green with angled view to the sea. Fireplace with slate hearth with multi fuel stove. Fitted cabinets to either side. Oak flooring.

### BESPOKE KITCHEN.

Shaker style floor and wall cabinets with polished stone work surfaces and upstands. Matching island with breakfast bar. Integrated appliances include concealed fridge, freezer, washing machine and dishwasher. Electric oven and combination oven. Induction hob with cooker hood over. Casement doors open to the rear courtyard.

### CLOAKROOM

A below stairs cloakroom with white suite, corner and basin and W.C. Automatic lighting.

## FIRST FLOOR

### LANDING

### BEDROOM

Shuttered bay window with angled view over the green to the sea. Bespoke fitted wardrobes with hanging space, draws and shelves.

### BEDROOM

Window to rear with view of the lighthouse. Fitted wardrobe.

### BATHROOM

An elegant bathroom with Duravit suite, double end bath, shower, hand basin with cabinet below and W.C. Polished stone surrounds. Window to rear elevation.

### OUTSIDE

Panel casement doors open to a paved courtyard garden complete with store. A hand gate opens to a shared passageway leading to St James Green.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently D.

### 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](mailto:southwold@flickandson.co.uk)

Tel: 01502 722253 Ref: 20716/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

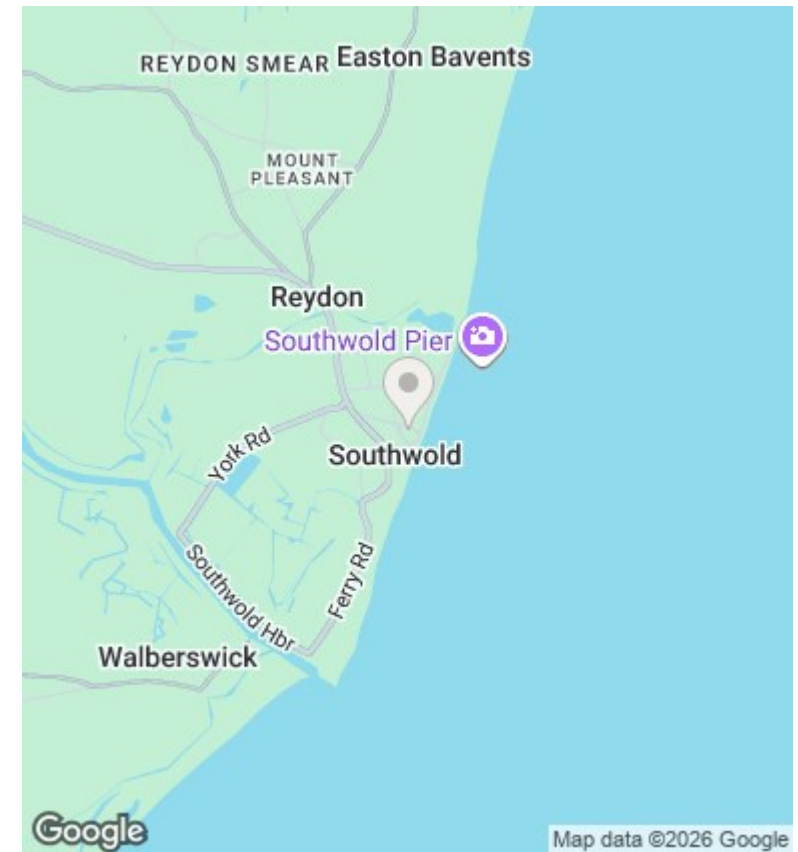
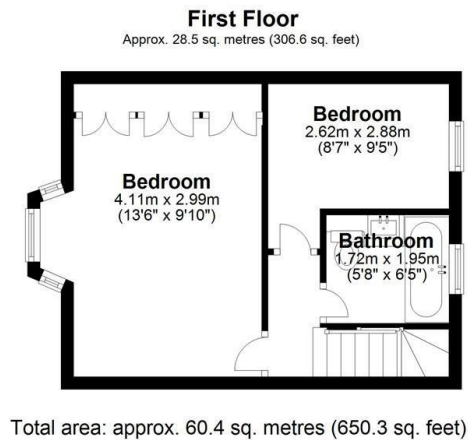
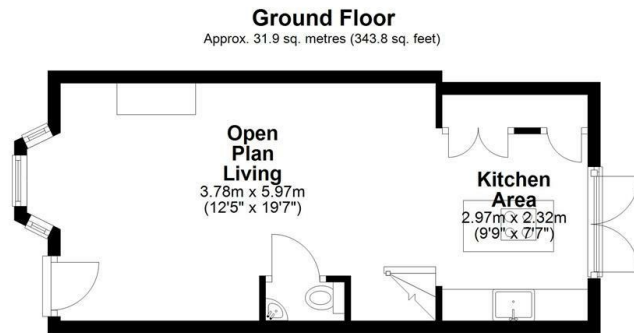
not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor 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 neighbouring property retains a right of way across the courtyard to the passageway.







### 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)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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)