



## Reydon, Suffolk

Offers Over £180,000

- £180,000 Guide Price
- Double Bedroom off Landing with Ensuite and Storage
- Prime Location
- One Bedroom Two Storey Property
- Private Enclosed Courtyard
- Turnkey Second Home, Investment or First Time Buyer
- Studio Style Living with Open Plan Kitchen Living Room
- Off Road Parking Via A Driveway

# Ewen Close, Reydon

Ewen Close is ideally situated in the charming village of Reydon, just a short distance from the ever-popular coastal town of Southwold. The village provides convenient local amenities, including two shops, one just 100 metres away, and the renowned Randolph Hotel, famous for its locally brewed Adnams beers and excellent food. Sports enthusiasts will appreciate the nearby Felicity Sports Club at St Felix School, offering a variety of recreational facilities. Southwold itself boasts an excellent range of leisure and cultural amenities, including high street shops, pubs, restaurants, sailing, golf, and bowls clubs, as well as healthcare and educational facilities. The surrounding area, designated an Area of Outstanding Natural Beauty, offers stunning coastal and country walks, with the sandy beaches of Walberswick, the forest trails of Dunwich, and the award-winning Minsmere bird reserve all within a short drive, making this location perfect for those seeking both convenience and a coastal lifestyle.



Council Tax Band: A



## DESCRIPTION

A well-presented one-bedroom home in the sought-after village of Reydon, just a short walk from the ever-popular coastal town of Southwold. Perfect for a first-time buyer or as a convenient seaside 'bolt hole', the property comprises an entrance hall with cloak cupboard, a fitted kitchen with a range of units and space for appliances, and a bright sitting room/diner with uPVC doors opening to a small enclosed front garden. Upstairs, the spacious bedroom includes a built-in wardrobe and airing cupboard, with loft access, and there is a bathroom with a three-piece suite and Velux window. Externally, the property benefits from a patio and seating area and an allocated parking space. Reydon offers local shops, the renowned Randolph Hotel, and sports facilities, while Southwold provides a wide range of amenities including shops, pubs, restaurants, sailing, golf, and bowls clubs, as well as medical and educational facilities. The surrounding area, designated an Area of Outstanding Natural Beauty, is ideal for coastal and country walks, with the sandy beaches of Walberswick, forest walks of Dunwich, and the award-winning Minsmere bird reserve all within a short drive. The house has been well cared for by the current owner and internal viewing is highly recommended.

## OPEN PLAN

The ground floor of this charming property offers a spacious and inviting open-plan living space that effortlessly combines modern convenience with a welcoming atmosphere. The sitting area provides a comfortable space to relax, unwind, or entertain, with plenty of room for seating and a dining area if desired. Adjacent to this, the kitchen is thoughtfully designed and well-equipped, featuring a range of base and wall-mounted units, ample work surfaces, and modern appliances, making it a practical space for cooking and meal preparation. A breakfast bar adds a sociable touch, creating a casual dining spot perfect for morning coffee, quick meals, or chatting with friends and

family while cooking. Natural light fills the entire space, enhanced by the uPVC patio doors that open directly onto the rear courtyard, seamlessly connecting the indoor living area with the outdoors. This outdoor extension provides a private and easily maintained space for alfresco dining, gardening, or simply enjoying the fresh air. The open-plan layout creates a sense of flow and connectivity throughout the ground floor, making it ideal for modern living and versatile enough to suit a variety of lifestyles.

## FIRST FLOOR

The first floor offers a spacious, open-plan bedroom that is both light and airy, creating a tranquil retreat. Large Velux windows flood the room with natural light, enhancing the sense of space and providing pleasant views of the surrounding area. The bedroom is thoughtfully designed with built-in storage cupboards, including an airing cupboard housing the hot water cylinder, providing practical solutions for everyday living. Complementing the bedroom is a modern ensuite shower room, fitted with a three-piece suite and stylish tiling, offering privacy and convenience. The open-plan layout ensures the space feels generous and versatile, perfect for relaxing, dressing, or enjoying a quiet moment, while the abundance of natural light and clever storage solutions make this a bright, comfortable, and highly functional first-floor living area.

## OUTSIDE

The property benefits from a charming and easily maintained outdoor space. At the front, there is a small enclosed garden with patio for seating, providing adds to the home's curb appeal. To the front of the property, there is an allocated parking space, ensuring ease and convenience for residents and visitor alike. At the rear, the patio doors from the open-plan living space lead directly onto a private courtyard, perfect for alfresco dining, relaxing, or enjoying the outdoors in a low-maintenance setting. The combination of front and rear outdoor areas makes this property both practical and inviting, offering flexible spaces for leisure, gardening, and everyday living.

## SERVICES

Electric radiators, mains water and drainage

## TENURE

Freehold

## OUTGOINGS

Council Tax Band A

## FIXTURES AND 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.

## VIEWING ARRANGEMENTS

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

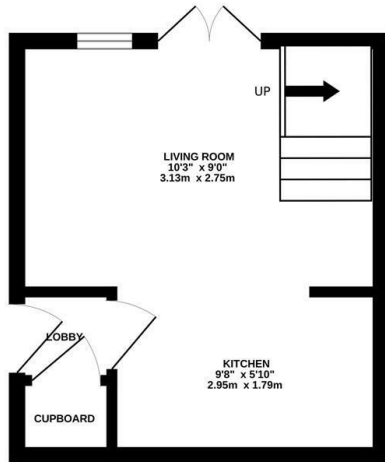
Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)

Tel: 01502 722253 Ref:JD/20949

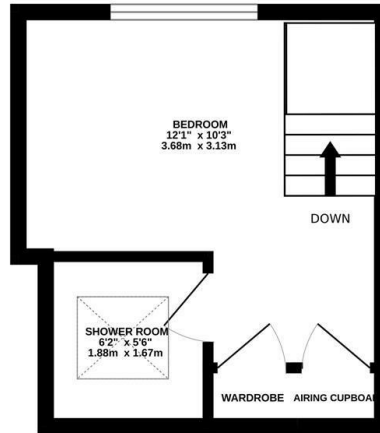




GROUND FLOOR  
195 sq.ft. (18.1 sq.m.) approx.

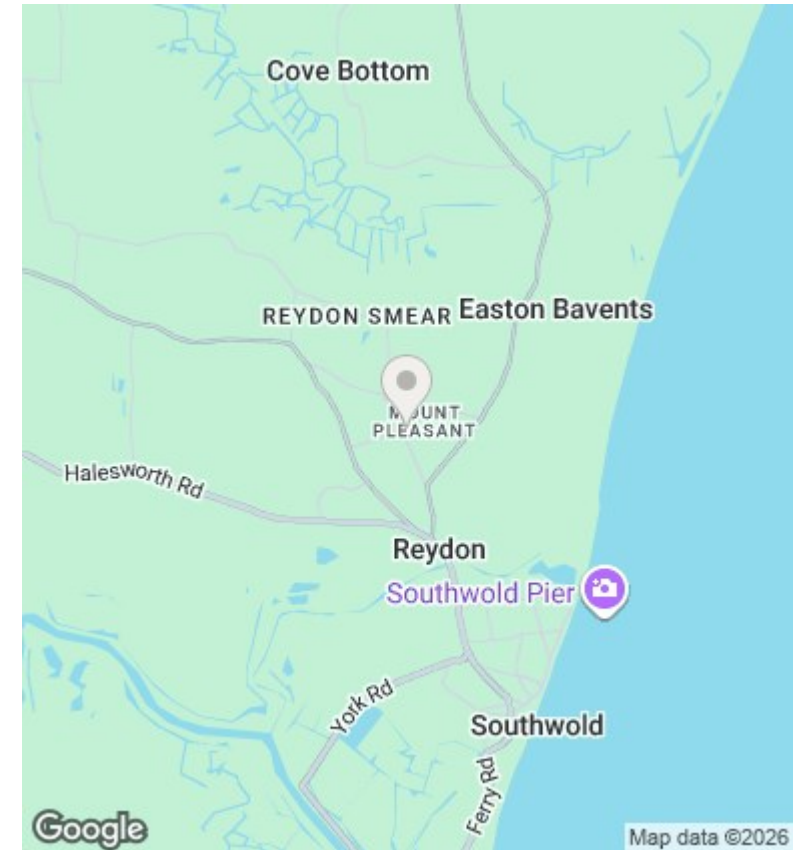


1ST FLOOR  
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA: 384 sq.ft. (35.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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)