



## Reydon, Suffolk

Guide Price £250,000

- No Onward Chain
- Ground Floor Bathroom
- Garden
- Three Bedrooms
- Two Reception Rooms
- EPC - D
- Garage
- Close to Southwold

# Seaview Road, Reydon

Situated on the most popular of roads and within walking distance to Southwold beach, is this well presented three bedroom mid terrace house with garage. Seaview road is just half a mile from the renowned coastal town of Southwold, which occupies 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 as well as an 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 well presented mid terrace house, ideally situated for access to Southwold and the surrounding area's fine coastal and countryside walks. The accommodation comprises of separate sitting and dining room, fitted kitchen, rear lobby with access to the rear garden and ground floor bathroom. To the first floor are the three bedrooms, with the third being accessed off the second bedroom. The property is set back from the road with a paved front garden behind a low brick wall. To the rear is the paved garden with a wealth of planting. Across a shared pathway is a further garden with a secluded seating area, screened by a variety of shrubs. The property is equipped with electric storage heating and double glazing, and the single garage en-block is accessed via Bridge Road.

## ACCOMMODATION

### ENTRANCE LOBBY

Glazed door to:

### SITTING ROOM

Window to front elevation. Fireplace with wood burning stove. Electric storage heater.

### LOBBY

Staircase to first floor

### DINING ROOM

Window to rear elevation. Under stairs cupboard and separate airing cupboard with copper water cylinder. Electric storage heater.

### KITCHEN

Range of fitted base and wall cupboards. Work surfaces with

single drainer sink unit and tiled surrounds. Concealed dishwasher and built in washing machine. Fitted electric oven and hob with cooker hood over and plinth fan heater. Window to side elevation.

### LOBBY

Entrance door opening to the garden. Store cupboard.

### BATHROOM

Suite comprising panel bath fitted with electric shower and glass screen, hand basin and W.C. Under floor heating, heated towel rail and wall mounted fan heater. Opaque window.

## FIRST FLOOR

### LANDING

### BEDROOM

Cast iron fireplace, window to front elevation. Built in wardrobe. Electric storage heater.

### BEDROOM

Cast iron fireplace, built in wardrobe, window to rear elevation. Electric storage heater. Connecting door to:

### BEDROOM

Window to rear elevation. Electric storage heater.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B

## SERVICES

Mains 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: 20505/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.







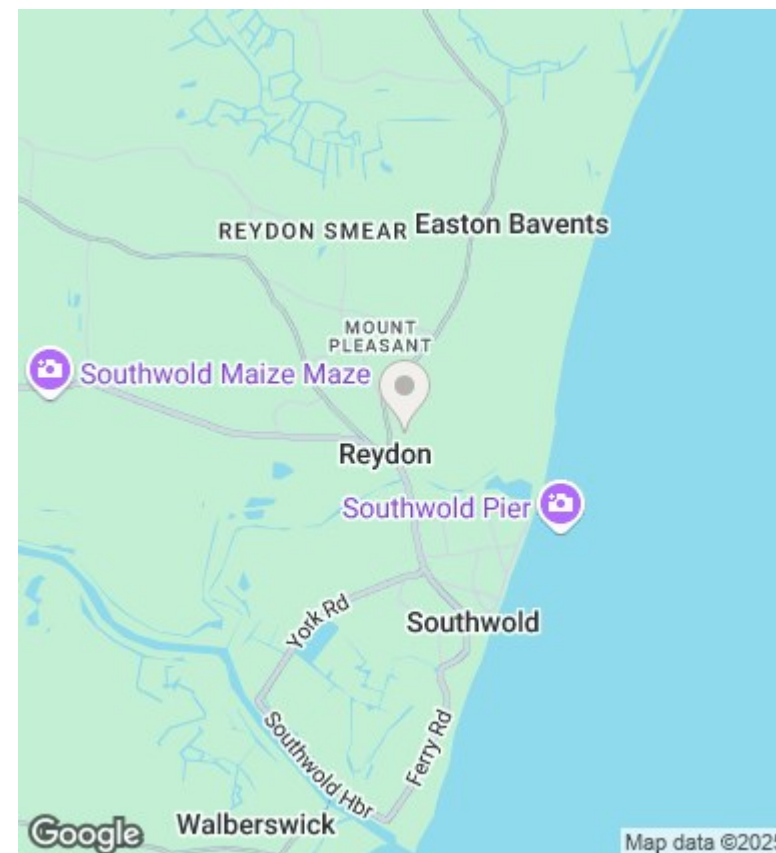
TOTAL FLOOR AREA: 78.9 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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 operation or efficiency can be given.  
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## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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)