



## Southwold, Suffolk

Guide Price £700,000

- Spacious ground floor apartment in a sought-after courtyard development close to Southwold's Market Place and High Street
- Exceptionally well-proportioned accommodation with a generous dual-aspect sitting/dining room
- Oak finished kitchen with ample storage, integrated cooking appliances and garden outlook
- Large principal bedroom with built-in wardrobes and en-suite bathroom
- Private garage with power, lighting and remote-controlled up-and-over door
- Patio doors opening to a garden room with direct access to attractive communal gardens
- Second double bedroom served by a separate wet room, ideal for guests or accessible living

# Buckenham Court, Southwold

Set within the peaceful surroundings of Buckenham Court is a remarkably spacious ground floor apartment situated in the perfect location a short stroll from Southwold's Market Place and High Street. Located between the marketplace and common, within the Conservation Area, just a short 50 yard stroll from the High Street with the sea front and beach just around the corner. 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: E



## DESCRIPTION

### GENEROUS AND WELL PLANNED ACCOMMODATION

The well-designed accommodation begins with a welcoming entrance hall complete with oak floors which continue to a spacious and light-filled sitting/dining room measuring an impressive 21'7" x 20'2". This splendid dual-aspect room features, oak floors, skirting boards and internal doors. Large windows and patio doors opening into a charming garden room — an ideal spot to relax with a morning coffee — which in turn leads directly onto the communal gardens, creating a seamless connection between indoors and out.

The kitchen is well fitted with an extensive range of storage with ripple oak work surfaces and pippy oak fronted cupboards doors and draws. Integrated electric oven and gas hob with extractor above, and plumbing for a washing machine. A kick-space heater and garden outlook enhance both comfort and practicality.

An inner hallway leads to the bedroom accommodation. The principal bedroom is particularly spacious and benefits from a range of built-in wardrobes and a private en-suite bathroom. The second double bedroom also features built-in storage and is served by a separate shower room, offering flexibility for guests or ease of access living.

### COURTYARD SETTING AND PRIVATE GARAGE

Buckenham Court is an attractive and well-kept courtyard development, set around established and well-stocked communal gardens that provide a peaceful green outlook. Number 2 occupies

an excellent position, enjoying a southerly aspect and direct access from the garden room onto the shared grounds.

Within the courtyard is a block of garages, one of which belongs to the apartment. Measuring approximately 20' x 9'2", the garage is fitted with power and lighting and has the convenience of a remote-controlled entrance door.

### LOCATED IN THE HEART OF SOUTHWOLD

Situated off Mill Lane, just moments from the Market Place and High Street, the property enjoys one of the town's most convenient yet tranquil positions just a short stroll from the sea front, common and greens of this iconic seaside town.

Southwold occupies a prominent position on the East Suffolk Heritage Coast, within a designated Area of Outstanding Natural Beauty. The town is renowned for its charming greens, independent shops, coastal walks and sandy beach. It is also home to the famous Adnams Brewery, along with a library, doctors' surgery, cottage hospital, golf and sailing clubs, and a unique independent cinema.

With its generous proportions, excellent ground floor accessibility, private garage and prime central location, No.2 Buckenham Court presents a rare opportunity to acquire a substantial apartment in one of Suffolk's most desirable coastal towns.

### TENURE

Leasehold; 125 year lease dating from January 1989. Current service charges; £180 per quarter and ground rent of £150 per annum

## OUTGOINGS

Council Tax Band currently E

## SERVICES

Mains gas, electricity, water and drainage are available.

## VIEWING ARRANGEMENTS

Strictly by appointment with Flick & Son, 8 Queen Street, Southwold, IP18 6EQ. Tel: 01502 722253. Ref: 21029/RDB.

## 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

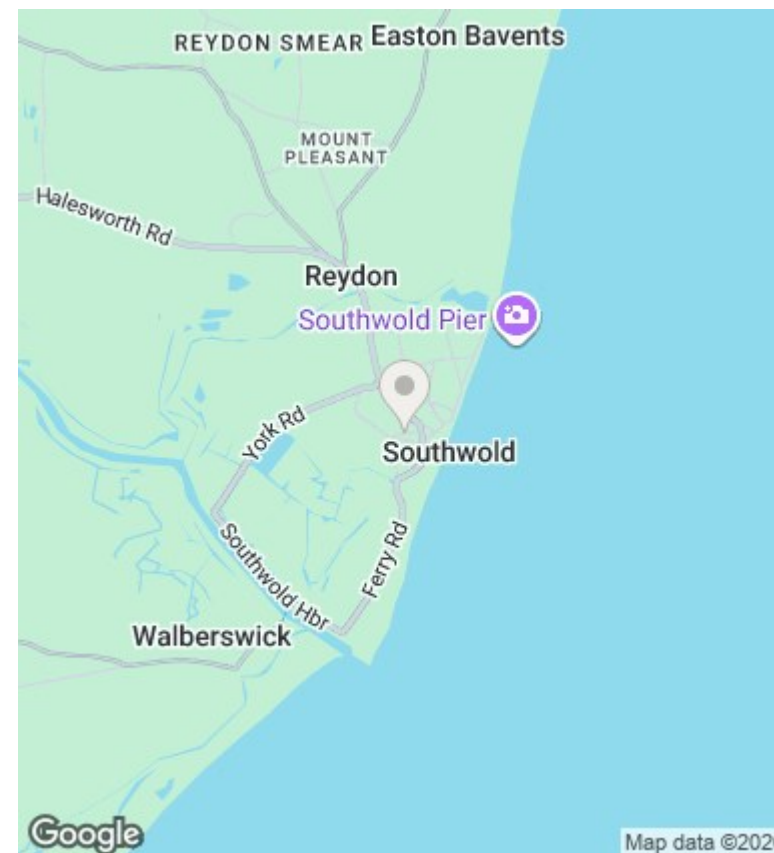




GROUND FLOOR  
1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(55-68) <b>D</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)