



## Southwold, Suffolk

Guide Price £395,000

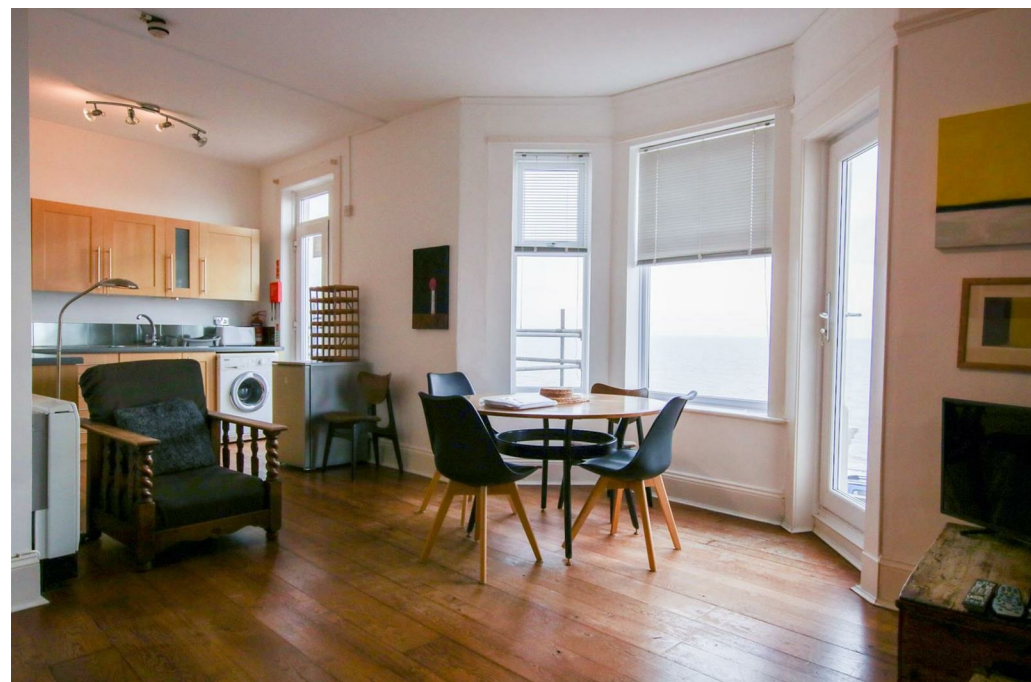
- No Onward Chain
- Open Plan Kitchen/Living Room
- Double Glazing
- Sea and Coastline Views
- Large Double Bedroom
- Conservation Area
- Wide Balcony
- Electric Heating
- EPC - C

# North Parade, Southwold

First floor one bedroom apartment with stunning sea views and balcony. The Craighurst is situated on North Parade on Southwold's seafront within a few yards of the seafront, sandy beach and pier. Southwold is an extremely popular seaside town situated on the Suffolk Heritage Coast, a designated area of Outstanding Natural Beauty. Southwold is characterised by its variety of Regency and Victorian architecture, bordered by a large common, sandy beach with pier, numerous greens and working harbour with a number of wet fish shops situated at the mouth of the river Blyth. Southwold has an excellent range of High Street and boutique shops as well as a large selection of leisure amenities including golf and sailing clubs. The surrounding area is renowned for its coastline and countryside with excellent leisure pursuits which include the RSPB Reserve at Minsmere.



Council Tax Band:



## DESCRIPTION

A splendid first floor apartment with fine sea and coastline views a few paces from the beach. The spacious living room/kitchen has large windows and two doors opening onto a wide balcony (presently under reconstruction). The accommodations features double glazing, electric heating and high ceilings of this Victorian building, with the living room retaining an impressive stone fireplace complete with a well equipped kitchen area. The bedroom is of generous proportions and has a high ceiling, and a shower room completes the accommodation. This light and airy apartment is presently utilised as a holiday let, an excellent location from which to explore all the Southwold has to offer.

## ACCOMODATION

### COMMUNAL ENTRANCE HALL

Staircase to first floor.

### ENTRANCE HALL

Store cupboard. Telephone entry system.

### LIVING ROOM / KITCHEN

Polished wood floor. Imposing stone fireplace (sealed). Bay window and door to balcony. Kitchen area fitted with base and wall cupboards, work surfaces with tiled surrounds, single drainer sink unit and fitted electric oven and hob. Plumbing for washing machine and door to balcony.

### BEDROOM

Window to rear.

### SHOWER ROOM

Tiled shower cubicle, hand basin and W.C

## TENURE

Leasehold 963 years remaining. Ground rent currently £25 per annum. 2023 service charge £2,497.

## OUTGOINGS

Council Tax Band currently deleted.

## SERVICES

Mains electricity water and drainage.

## 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: 20470/RDB.

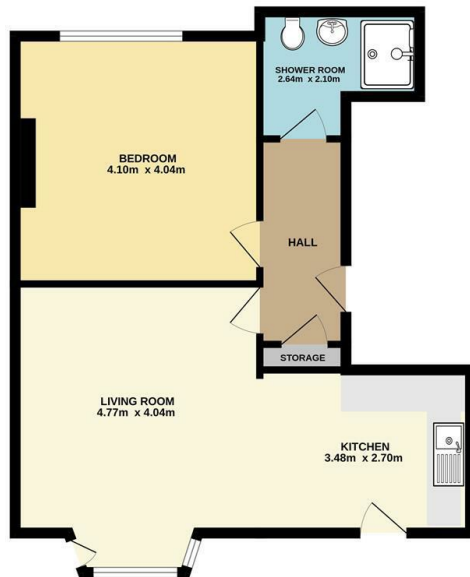
## FIXTURES AND FITTINGS

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.

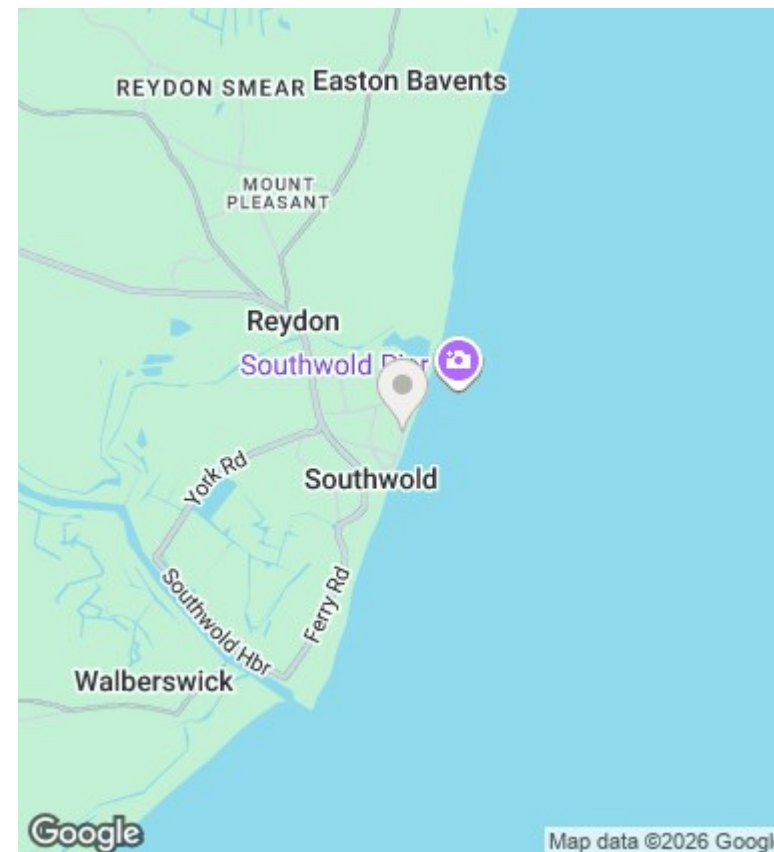




GROUND FLOOR  
53.6 sq.m. approx.



TOTAL FLOOR AREA: 53.6 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 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>			
(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			
		78	86
<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)