









SOUTHWOLD SAXMUNDHAM



ESTATE AGENTS



THE OLD ROPE HOUSE CUMBERLAND ROAD SOUTHWOLD GUIDE PRICE £795,000 FREEHOLD

CHAIN Entrance Hall Sitting Room Dining

Two First Floor Bedro

Two Second Floor Bedroor

Front and Rear Garden

Lovely Views to the Ch

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502722065

www.jennie-jones.com



SOUTHWOLD SAXMUNDHAM

FREE ng Room	Kitchen	Shower Room
ooms Bathroom		
ms Bedroom 5/Study		
Off Road Parking		
nurch and Lighthouse		

THE PROPERTY

The Old Rope House is a substantial terraced property in a central location. The house benefits from light and airy accommodation over three floors, with well proportioned rooms, views to the Church and lighthouse and off road parking.

The property has been well cared for by the current owners and consequently it is in good order throughout.

The accommodation comprises an entrance hall, sitting room, dining room, kitchen and shower room. To the first floor are two double bedrooms and a bathroom. There are two further double bedrooms on the second floor and also an integral room, currently used for storage, which has potential for creating a good size second floor bathroom. To the front of the house is a lawned garden and to the rear an enclosed courtyard garden with off road parking. The Old Rope House is currently used as a successful holiday let but would also be ideally suited for full time occupation.

To fully appreciate the flexible accommodation offered, early viewing is highly recommended.

LOCATION

The Old Rope House is centrally located just a short stroll from the sea front and shops. The town offers a vast array of leisure facilities and amenities including High Street shops, restaurants, public houses, Churches, library, dental surgery, award winning pier, golf and sailing clubs. All are within easy reach.

The surroundings being part of Suffolk's area of outstanding natural beauty, are renowned for coastal walks and bird watching.

DIRECTIONS

Leave the agents Southwold and turn right into the High Street. Take the first left into Church Street SHOWER ROOM and continue to the end. Turn right and then almost immediately left into Cumberland Road. The property can then be found after a short distance on the right hand side.

The accommodation in more detail comprises:

ACCOMMODATION

A half glazed front entrance door opens to the:-

ENTRANCE HALL

With radiator; under stairs storage cupboard; under stairs recess with coat hanging space; picture rail; stairs to first floor landing; ceiling light point: floor boards: door to:-

SITTING ROOM

17ft 9in x 11ft 4in. Including Bay. 5.42m x 3.45m Bay window to front aspect; four radiators; feature cast fireplace with tiled insets, hearth and timber surround; original coving; picture rail; TV point; ceiling light point; floor boards.

DINING ROOM 15ft 10in x 13ft 3in. 4.84m x 4.06m Sash window to rear aspect; fireplace (boarded) with timber surround; original cupboards to fireplace alcoves; radiator; ceiling light point; floor boards; door to:-

KITCHEN

11ft x 9ft.

3.37m x 2.75m

Window to side aspect and glazed panel door to exterior; $1\frac{1}{2}$ bowl stainless steel sink with mixer tap; a good range of base, display and wall mounted units; work surfaces and tiled splash backs; built in eye level electric oven; inset gas hob with integral extractor fan over; plumbing for washing machine and dishwasher; tumble drier space; fridge/freezer space; newly fitted Worcester gas fired boiler for central heating and domestic hot water; two ceiling light points; ceramic tiled flooring; door to:-

Windows to side and rear aspects; fully tiled shower cubicle with wall mounted shower; well hung wash basin; low level wc; radiator; extractor fan; ceiling light point; ceramic tiled flooring.

FIRST FLOOR Stairs from the entrance hall lead to the:-

LANDING

With window to front aspect; radiator; picture rail; ceiling light point; stairs to second floor landing; floor boards; door to:-

BEDROOM 1

17ft 10in x 11ft 7in. Including Bay. 5.44m x 3.55m

Bay window to front aspect with pleasant views; four radiators; built in wardrobe cupboard; coving; picture rail; ceiling light point; floor boards.

BEDROOM 2

15ft 8in x 11ft 8in Narrowing to 8ft 9in. 4.78m x 3.56m to 2.67m Window to rear aspect with views; radiator; built

in wardrobe cupboard; ceiling light point; floor boards.

BATHROOM

9ft x 5ft 10in. 2.75m x 1.78m

Window to rear aspect; cast iron roll top bath with shower attachment; pedestal wash basin; wc; radiator; ample tiling; mirror with light over; ceiling light point; ceramic tiled flooring.

SECOND FLOOR

Stairs from the first floor landing lead to the:-

SECOND FLOOR LANDING

BEDROOM 3

14ft 4in x 11ft 4in. 4.37m x 3.46m Window to front aspect with views to the Church; VIEWING radiator; built in wardrobe cupboard; picture Strictly through our Southwold office - please rail; ceiling light point; floor boards. telephone (01502) 722065.

INTEGRAL ROOM/BED 5 10ft 8in x 9ft 2in 3.26m x 2.80m With radiator; loft access hatch; ceiling light point; painted floor boards.

BEDROOM 4

15ft 2in x 11ft 4in 4.62m x 3.46m Window to rear aspect with view to the lighthouse; radiator; picture rail; ceiling light point; floor boards.

Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office

OUTSIDE-Front.

A brick wall with gate forms the boundary to the front of the property. The garden is enclosed and mainly lawn with some planting.

OUTSIDE-Rear.

At the rear of the property is an enclosed courtyard garden with the back portion given over to valuable off road parking. Access is via Cumberland Close.

AGENTS NOTE

As The Old Rope House is a successful holiday let, viewing may be limited to changeovers on Fridays between 11am and 3pm. Please check availability before travelling.

LOCAL AUTHORITY East Suffolk Council.

ENERGY PERFORMANCE RATING D

SERVICES We understand all mains services are connected.

REF: 3920