



LANTERN COTTAGE TRINITY CLOSE SOUTHWOLD
GUIDE PRICE £575,000 FREEHOLD

Centrally Located No Onward Chain

Entrance Hall Sitting Room /Dining Area

Cloakroom Kitchen

Two Double Bedrooms Bathroom

Front and Rear Courtyard Garden Garage Parking Space

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

Lantern Cottage is a two bedroom semi detached house in a sought after central location. 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 with dining area, cloakroom and kitchen. To the first floor are two double bedrooms, one with a balcony to the front and a family bathroom. There is a courtyard garden to the rear of the property and also to the front where the garage and parking space are located.

The property has been used as a successful holiday rental and is offered for sale with no onward chain.

Lantern Cottage would be suited for either full time occupation or for use as a holiday home, ideally situated to explore all that this ever popular area has to offer.

To appreciate the accommodation and great location, early viewing is strongly advised.

LOCATION

The property is situated in the centre of town in an ideal location just yards from the seafront and a short stroll to the High Street. Trinity Close is a small private mews with a shared access drive.

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. 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 office and turn right towards the Market Place. Continue along East Street and turn left into Trinity Street. After a short distance turn left into Trinity Close and the house can be found at the end of the cul-de-sac.

The accommodation in more detail comprises:

ACCOMMODATION

A double glazed entrance door beneath the balcony opens to the:-

ENTRANCE HALL

With built in cupboard housing the electric boiler for hot air heating system; under stairs cupboard; stairs to first floor accommodation; wood effect flooring; doors to kitchen, sitting room and to:-

CLOAKROOM

Double glazed window to front aspect; corner basin with tiled splash back; low level wc; ceiling light point; wood effect flooring.

SITTING ROOM/DINING AREA

23ft 7in x 10ft 4in.

7.19m x 3.15m

Double glazed window to front aspect and double glazed sliding patio door to the rear courtyard garden; serving hatch to kitchen; hot air duct; TV point; wall mounted heating thermostat; telephone point; fitted carpet; two ceiling light points.

KITCHEN

10ft 4in x 7ft 9in.

3.15m x 2.36m

Double glazed window and door to rear aspect; a good range of cream coloured base and wall mounted units; work surfaces and tiled splash backs; stainless steel sink and drainer; space for cooker with extractor fan over; washing machine, dishwasher and under worktop fridge and freezer; serving hatch to dining area; ceiling light point; boiler controls; wood effect flooring.

FIRST FLOOR

Stairs from the entrance hall lead to the:-

LANDING

Built in shelved airing cupboard housing the hot water cylinder; loft access hatch with loft ladder; ceiling light point; fitted carpet; door to:-

BEDROOM 1

13ft 5in x 10ft 11in.

4.09m x 3.33m

Double glazed window to front aspect and double glazed door opening to the balcony; a range of wardrobes with mirrored sliding doors; further built in cupboards; hot air vent; ceiling light point; fitted carpet.

BEDROOM 2

12ft 5in x 9ft 3in.

3.78m x 2.82m

Double glazed window to rear aspect; built in wardrobe cupboard; hot air vent; ceiling light point; fitted carpet.

BATHROOM

Double glazed window to rear aspect; a three piece suite in white comprising a panelled bath with shower attachment and partial glass screen; pedestal wash basin and low level wc; ceiling light point; ample tiling; vinyl flooring.

OUTSIDE

The front courtyard garden faces south west and is enclosed by brick boundary walls with concrete pavements for ease of maintenance. The single garage can be accessed from the courtyard via a personal door. The garage has an up and over door, window, power and lighting. There is an additional parking space in front of the garage. Similar to the front, the rear courtyard garden is enclosed by brick and flint walls and paved for ease of maintenance.

LOCAL AUTHORITY

East Suffolk District Council.

ENERGY PERFORMANCE RATING

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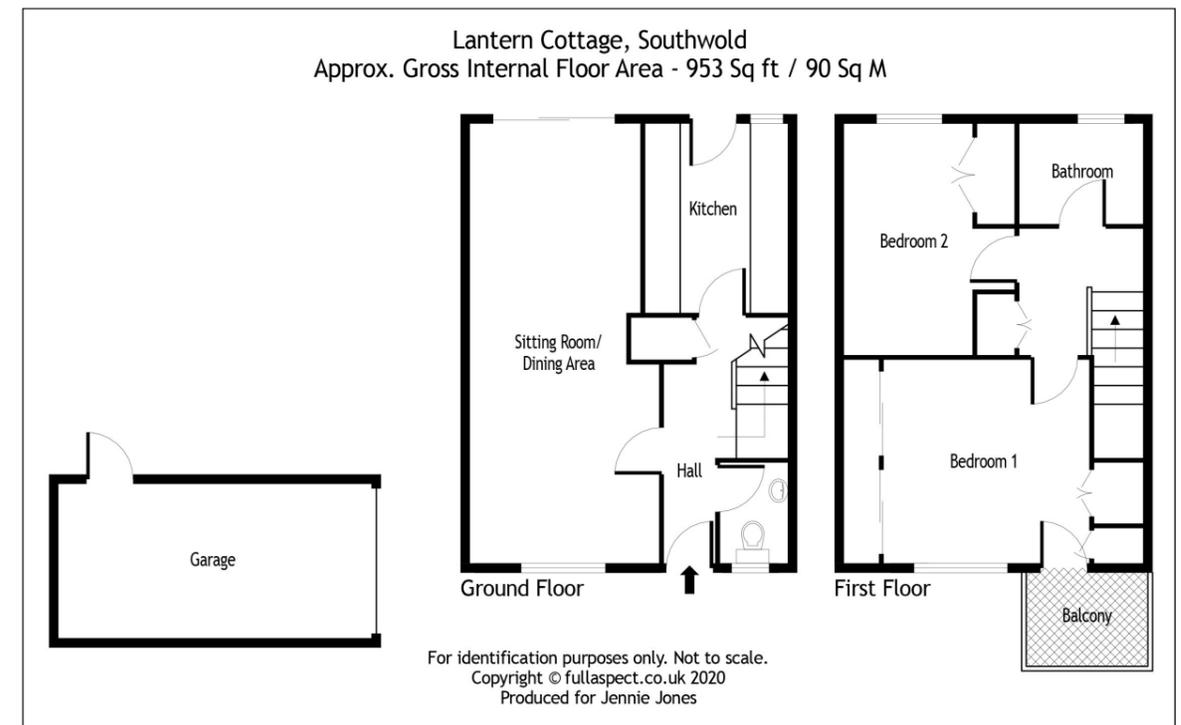
SERVICES

We understand mains water, drainage and electricity are connected. Heating is by an electric hot air ducted system.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3963



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office