



**MORNINGSIDE 23 FERRY ROAD SOUTHWOLD
GUIDE PRICE £675,000 FREEHOLD**

1930's Timber Framed Detached House Panoramic Views from Front and Rear

Entrance Hall Sitting Room Kitchen/Dining Area Shower Room

Ground Floor Bedroom Dining Room/Bedroom 4 Bathroom Cloakroom

Two Further First Floor Bedrooms

Front, Side and Rear Gardens Off Street Parking For Two Vehicles

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065

THE PROPERTY

Morningside is a 1930's detached timber framed property in a sought after location. The views from both the front and rear are stunning. The property would benefit from some upgrading to most areas and there is the potential of extending or remodelling subject to any necessary planning consents.

The accommodation in brief comprises an entrance hall, sitting room with open fireplace, inner hall, kitchen with dining area, rear lobby with access to the cloakroom and shower room. There is a ground floor bedroom and a dining room which could be used for a fourth bedroom. To the first floor are two further bedrooms with superb views. There is garden to the front, side and rear of the property and off street parking for two vehicles. Morningside would be suited for either full time occupation or for use as an ideally located holiday home.

Rarely does a property such as this come to the open market, so early viewing is strongly recommended.

LOCATION

Morningside is situated in an ideal location just yards from the seafront and a short stroll to the High Street.

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. Keep to the right into Queens Street and continue past South Green to Ferry Road. The property can then be found on the right hand side.

The accommodation in more detail comprises:

ACCOMMODATION

Steps at the front lead up to a veranda that extends along most of the front and to the side of the house. A glazed entrance door opens to the:-

ENTRANCE HALL

With stairs to first floor accommodation; ceiling light point; fitted carpet; door to:-

SITTING ROOM

13ft 10in x 11ft 10in.

4.25m x 3.61m

Double glazed window to front aspect; feature open fireplace with mantle and hearth; radiator; telephone point; TV point; ceiling light point; fitted carpet; door to:-

INNER HALL

With under stairs storage cupboard and coat hanging space; ceiling light; fitted carpet; door to:-

KITCHEN/DINING AREA

10ft 10in x 9ft 11in.

3.30m x 3.02m

Double glazed window to rear aspect with lovely views; further small double glazed window to side aspect; stainless steel sink with mixer tap; a good range of base and wall mounted units; work surfaces and tiled splash backs; cooker space; fridge/freezer space; radiator; ceiling light point; vinyl flooring; door to:-

REAR LOBBY

With half glazed door to the exterior; door to:-

SHOWER ROOM

Double glazed window to front aspect; enclosed shower cubicle.

CLOAKROOM

Double glazed window to rear aspect; low level toilet; corner basin with tiled splash back; radiator; ceiling light point; vinyl flooring.

BATHROOM

Double glazed window to rear; panelled bath and pedestal wash basin; radiator; wall mounted electric heater; shaver socket; ceiling light point; vinyl flooring.

UTILITY

Double glazed window to rear aspect; plumbing for washing machine; wall mounted gas fired boiler for central heating and domestic hot water.

BEDROOM

10ft 10in x 9ft 10in.

3.30m x 3.01m

Double glazed window to rear aspect with lovely views over the marshes; built in wardrobe cupboard; radiator; ceiling light point; fitted carpet.

DINING ROOM/BEDROOM 4

13ft 10in x 11ft 10in.

4.25m x 3.61m

Double glazed window to front aspect; feature open fireplace with hearth and mantle; radiator; built in wardrobe cupboard; ceiling light point; fitted carpet.

FIRST FLOOR

Stairs from the entrance hall lead to the:-

LANDING

With loft access hatch and doors to bedrooms.

BEDROOM

11ft 3in x 8ft 8in.

3.44m x 2.65m.

Double glazed windows to front and rear aspects giving panoramic views over the sea and over the marshes; radiator; ceiling light point; fitted carpet.

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3.44m x 2.65m

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OUTSIDE

The front garden is enclosed by fencing with an area of grass, some paving and borders containing mature shrubs. There are steps that lead up to a veranda which extends along most of the front of the property and around one side.

The side garden comprises an area of lawn and a paved patio. A gate gives access to the parking area with space for two vehicles.

The rear garden is enclosed and mainly laid to lawn and has lovely views.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

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SERVICES

We understand all mains services are connected.

VIEWING

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

REF: 3970