



17B PIER AVENUE SOUTHWOLD
GUIDE PRICE £399,000 LEASEHOLD

First Floor Apartment

Entrance Hall Landing Hall Sitting Room and Dining Area Kitchen
Inner Hall Two Double Bedrooms Bathroom
Enclosed Rear Garden Single Garage

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065

THE PROPERTY

A delightful purpose built first floor apartment in a good location. Main benefits include light and spacious accommodation, double glazing, central heating, a garage and garden.

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

The accommodation in brief comprises an entrance hall with stairs to landing, hall, spacious sitting room with dining area and kitchen. There are two double bedrooms and a bathroom. To the front of the property is a garage and driveway and to the rear a pretty enclosed south facing garden.

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

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

LOCATION

The property 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 left along the High Street heading out of the town. At the mini roundabout turn right into Pier Avenue and continue for approximately 200 meters. The property can then be found on the right hand side.

The accommodation in more detail comprises:

ACCOMMODATION

A glazed entrance door opens to the:-

ENTRANCE HALL

With double glazed door opening to the rear garden; stairs to the first floor landing; under stairs storage area; electric panel heater; ceramic tiled flooring.

LANDING

With double glazed windows to both front and rear aspects; fitted carpet; door to:-

HALL

Built in cupboard with storage above; ceiling light point; fitted carpet; door to inner hall and door to:-

SITTING ROOM/DINING AREA L-Shaped

20ft x 10ft 4in and 9ft 8in x 8ft.

6.09m x 3.16m and 2.96m x 2.41m

Double glazed box bay window to front aspect; double glazed windows to both sides; TV point; telephone point; three wall light points; three ceiling light points; coved and textured ceiling; fitted carpet.

KITCHEN

9ft 9in x 7ft 5in.

2.98m x 2.26m

Double glazed window to side aspect; stainless steel sink with mixer tap; a good range of base and wall mounted units; work surfaces and splash backs; electric cooker space with integrated extractor over; plumbing for dishwasher and washing machine; fridge/freezer space; coving; ceiling light point; rubber floor tiles.

INNER HALL

With built in cupboard housing the electric boiler for warm air ducted heating; further built in shelved airing cupboard housing the hot water cylinder; loft access hatch; ceiling light point; fitted carpet; door to:-

BEDROOM 1

9ft 9in x 9ft 9in.

2.98m x 2.98m

Double glazed window to rear aspect with view towards the Church; glazed bricks to side aspect; spacious built in wardrobe cupboard with storage above; wall mounted gas heater; ceiling light point; fitted carpet.

BEDROOM 2

9ft 9in x 9ft 9in.

2.98m x 2.98m

Double glazed window to rear aspect with view towards the Church; wall mounted gas heater; ceiling light point; fitted carpet.

BATHROOM

8ft 2in x 5ft 4in.

2.50m x 1.63m

Two double glazed windows to side aspect; a three piece suite in white comprising a panelled bath with electric shower over and screen; low level toilet; pedestal wash basin; electric towel radiator; ample tiling; mirror with light over; vinyl flooring.

OUTSIDE

To the front is a driveway and the garage. The garage has an up and over door, power and lighting. Behind the garage is a useful brick store. The enclosed rear garden is south facing, mainly lawn with borders containing a wide variety of mixed planting.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

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SERVICES

We understand all mains services are connected.

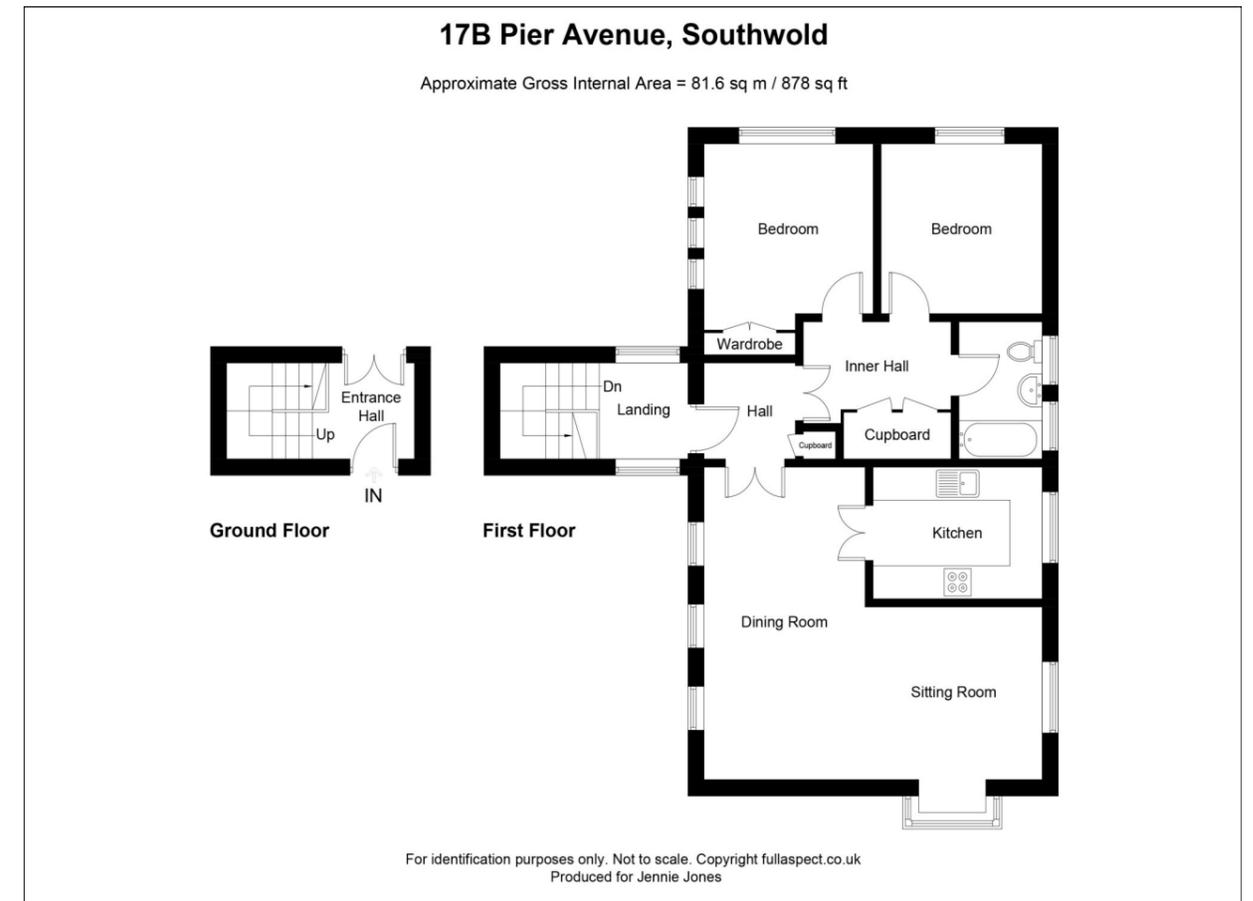
LEASE

Remainder of a 999 year lease. (Approx. 963).

VIEWING

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

REF: 3982



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