



NUAGE HIGH STREET SOUTHWOLD
GUIDE PRICE £529,000 LEASEHOLD

WITH 25% SHARE OF FREEHOLD

Third Floor Apartment With Stunning Views

Communal Entrance Hall Landing Entrance Hall

Open Plan Sitting, Dining and Kitchen

Two Double Bedrooms Bathroom

Car Parking Space

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

'Nuage' is a bespoke top floor apartment centrally located within the town of Southwold with stunning views over The Common towards the sea and Walberswick.

The flat was part of a high specification lateral conversion over the post office carried out a number of years ago and now offers the opportunity to purchase a delightful lock and leave holiday home with the additional benefit of a parking space.

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

The accommodation in brief comprises a communal entrance hall with stairs leading to the apartment. Entrance hall, open plan sitting, dining and kitchen, two double bedrooms, a bathroom and parking space at the rear.

The apartment 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.

LOCATION

The property is situated in the centre of the town with easy access to the shops and just a short stroll from The Common and the seafront. Despite its central location the apartment offers a private and peaceful haven. 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. The Post Office can be found after about 300 metres and the entrance door is to the right.

The accommodation in more detail comprises:

ACCOMMODATION

Entrance door with phone entry system to communal hall and stairway. Stairs to first and second floor. Private door from the second floor landing with stairs giving access to Nuage.

LANDING/HALL

With roof light; sleeping platform; radiator; built in cloaks cupboard; recessed ceiling lights; further roof light; phone entry system; laminate flooring; feature arched opening to:-

OPEN PLAN SITTING, DINING AND KITCHEN

Living Space : 21ft 10in x 11ft 6in (6.40m x 3.51m)

Kitchen : 15ft x 6ft 6in (4.57m x 1.98m) PSC

Sealed unit double glazed dormer window giving magnificent views of Southwold Common and the sea; kitchen area with fitted base units; integrated fridge and freezer; plumbing for washing machine and dishwasher; built in oven with ceramic hob; wood work surfaces; two radiators; two spacious eaves cupboards, one housing the gas fired boiler for central heating and domestic hot water; shelving; recessed lighting; telephone point; TV point; laminate flooring.

BEDROOM 1

10ft 2in x 9ft 9in. PSC

3.10m x 2.97m

Sealed unit double glazed window to rear aspect giving stunning views; radiator; TV point; ample power points; laminate flooring.

BEDROOM 2

11ft x 8ft 9in. PSC

3.35m x 2.67m

Roof light; radiator; wall light point; laminate flooring.

BATHROOM

A three piece suite in white comprising panelled bath with shower attachment; vanity style wash basin with cupboard below and mirror above; low level w.c. with concealed cistern; radiator; extractor fan; laminate flooring

OUTSIDE

To the rear of the property is the designated parking space. This area is accessed via a lane from Manor Park Road.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

D

AGENTS NOTE

PSC - denotes part sloping ceiling. Measured at 1.5m above floor level in accordance with RICS guidelines.

The apartment has a 25% share of the freehold with an underlying lease with the remainder of 999years.

The owner is responsible for 19% of any agreed maintenance works.

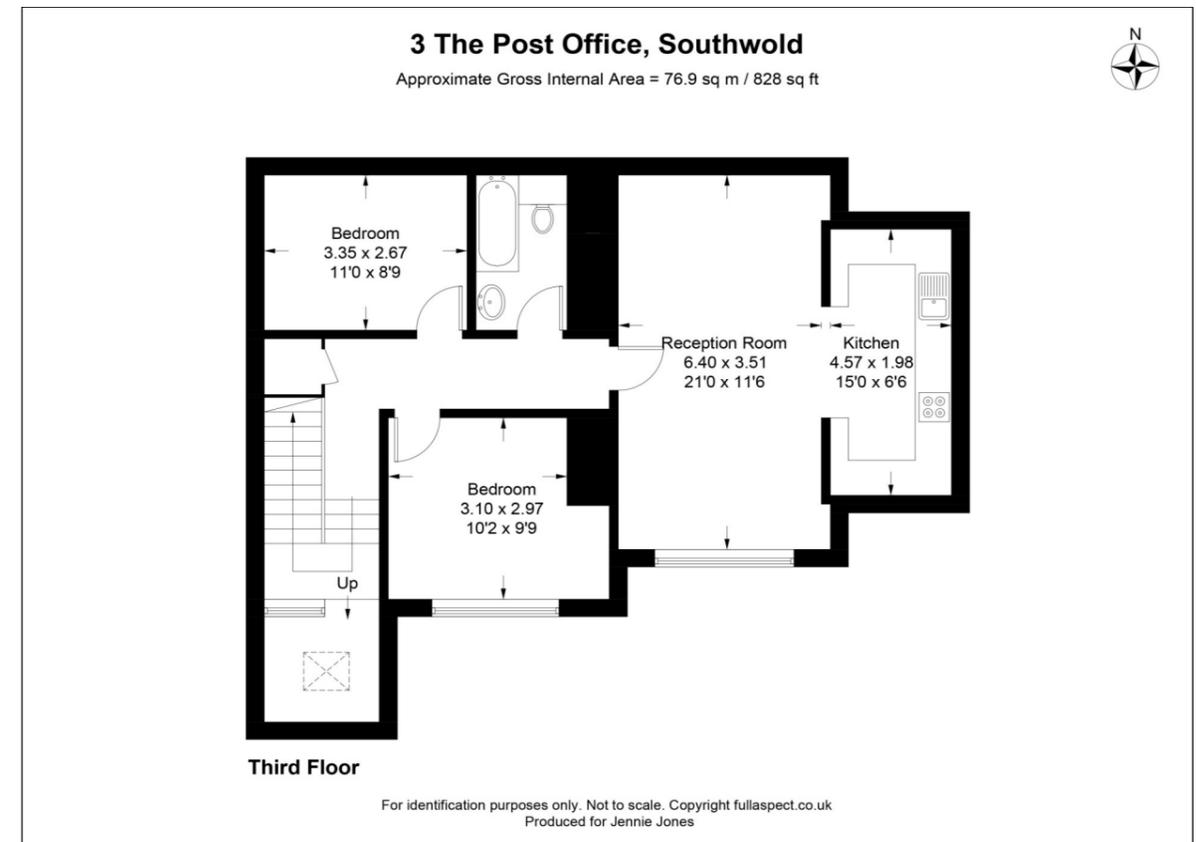
SERVICES

We understand all mains services are connected.

VIEWING

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

REF: 3995



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