



4 TIBBYS WAY SOUTHWOLD
GUIDE PRICE £440,000 LEASEHOLD

Communal Entrance Hall Stairs To Second Floor Apartment

Entrance Hall Open Plan Kitchen/Dining/Sitting Room

Two Double Bedrooms Bathroom

Lovely Views Over The Green To The Church

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

This stylish two bedroom apartment is situated on the award winning Tibbys Triangle development. The accommodation comprises a communal entrance and stairs leading to the second floor landing, entrance hall and open plan kitchen/dining and sitting room. There are two double bedrooms and a bathroom.

The property has been extremely well cared for by the current owner and consequently it is in immaculate condition throughout. The property has recently been decorated, new flooring and blinds have been fitted.

Main benefits include light and airy accommodation, double glazing, a recently refitted bathroom and kitchen, lovely views and high specification fittings.

The property would be suited for either full time occupation or for a 'lock and leave' holiday bolt hole.

To appreciate fully the accommodation on offer, viewing is strongly recommended.

LOCATION

Number 4 is situated in the centre of town in an ideal location just yards from the High Street shops and a short stroll to the seafront.

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 heading down the High Street. Turn right into Victoria Street and walk to the side of the Adnams Cellar and Kitchen. Continue through the development and the property can be found on the left hand side just before Fieldstile Road.

The accommodation in more detail comprises:

ACCOMMODATION

An entrance door with intercom system opens to the communal entrance hall with stairs that lead to the second floor landing with window to the front, built in shelved cupboard and entrance door to the apartment.

ENTRANCE HALL

With intercom entry system; radiator; wall mounted central heating thermostat; three power points; two ceiling light points; built in shelved cloaks cupboard with power point; two ceiling light points; wood effect flooring.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

16ft 6in X 14ft.

5.03m x 4.29m

Two double glazed windows to the front aspect with lovely views over Tibbys Green to the Church; further double glazed windows to side and rear aspects; stainless steel sink with mixer tap; a good range of base and wall mounted units; work surfaces and tiled splash backs; built in stainless steel electric oven with inset gas hob; integrated fridge, dishwasher and washing machine; built in cupboard housing the gas fired combination boiler for central heating and domestic hot water; television point; telephone point; ample power points; two ceiling light points; wood effect flooring.

BEDROOM 1

12ft 2in x 9ft 7in.

3.72m x 2.92m

Double glazed window to front aspect with lovely views; radiator; ample power points; ceiling light point; wood effect flooring.

BEDROOM 2

12ft 2in x 8ft 7in.

3.72m x 2.62m

Double glazed window to front aspect with lovely views; radiator; ample power points; loft access hatch; ceiling light point; wood effect flooring.

BATHROOM

7ft 6in x 5ft 7in.

2.28m x 1.71m

Double glazed window to rear aspect with views over the town to Walberswick in the distance; a white suite comprising a panelled bath with shower over and a glass screen; vanity style wash basin with work surface and cupboard below and low level w.c. with concealed cistern. Towel radiator; ample tiling; extractor fan; wall mirror with lighting; underfloor heating.

LOCAL AUTHORITY

East Suffolk Council.

BANDING

B

ENERGY PERFORMANCE RATING

B

SERVICES

We understand all mains services are connected.

LEASE DETAILS AND GROUND RENT

To be confirmed

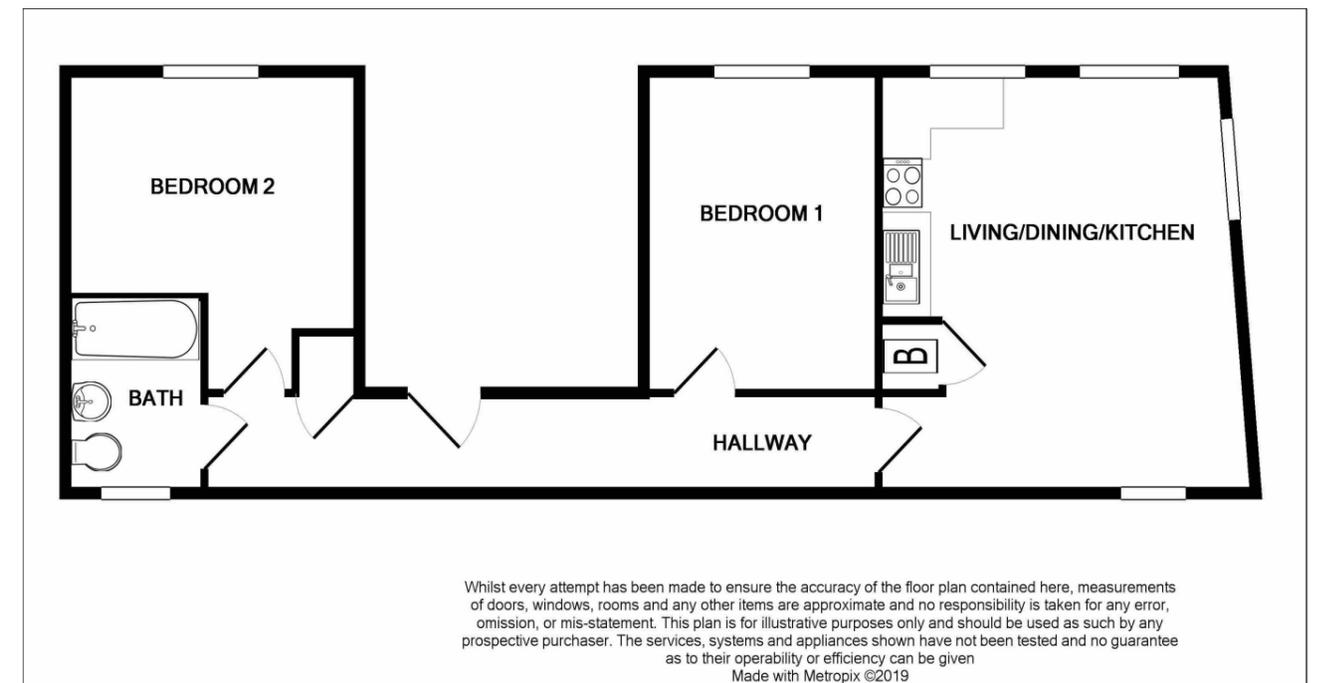
SERVICE CHARGE

Approximately £50 per month for the communal area and to include lighting, cleaning and decoration.

VIEWING

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

REF: 3999



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