

EST.  1993

JENNIE JONES

ESTATE AGENTS



**4 The Craighurst, Southwold, Suffolk, IP18 6LP.**

**GUIDE PRICE**

**£395,000**

## **SUMMARY OF THE ACCOMMODATION**

**COMMUNAL ENTRANCE HALL; ENTRANCE HALL; SITTING ROOM/DINER; KITCHEN; BEDROOM; SHOWER ROOM SEPARATE WC.**

**NO ONWARD CHAIN.**

### **THE PROPERTY**

4 The Craighurst is a first floor one bedroom apartment located on the corner of the building with sea views. The property has been well cared for by the current owners and consequently it is in good order throughout. Main benefits include well proportioned rooms, electric programmable heaters, double glazing and a balcony to the side and front. The accommodation comprises a communal entrance hall with stairs that lead to the first floor and then entrance to the apartment. The entrance hall has a phone entry system, coat hooks, electric heater and door to the sitting room/diner. The sitting room with dining area has a double glazed bay window to the front with panoramic sea views and a double glazed door to the side giving access to the balcony, dado rail, picture rail and electric heater. The kitchen has a double glazed window and door to the front aspect opening to the balcony, stainless steel sink with mixer tap, a good range of base and wall mounted units with work surfaces over and tiled splash backs, built in oven and hob with integrated extractor over, breakfast bar and fridge space. The bedroom has a double glazed window and door to the side which opens to the balcony and gives views towards the pier, feature cast iron fireplace (not useable) with surround, built in cupboard housing the hot water cylinder and electric panel heater. The shower room is fully tiled with a shower cubicle, wash basin electric towel radiator and extractor fan. There is a separate toilet at the opposite end of the entrance hall.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

### **LOCATION**

Number 4 is situated on North Parade within the Craighurst development. The High Street shops and all local amenities are within easy reach. The town offers a vast array of leisure facilities and amenities including High Street shops, restaurants, public houses, Churches, library, dental surgery, primary school, golf and sailing clubs. The surroundings being part of Suffolk's area of outstanding natural beauty, are renowned for coastal walks and bird watching.

4 The Craighurst, Southwold  
Approx. Gross Internal Floor Area - 441 Sq ft / 41 Sq M

**LOCAL AUTHORITY**

East Suffolk Council

**COUNCIL TAX BAND: = TBC**

**SERVICES:**

We understand that mains water, electricity and drainage are connected.

**TENURE:** Leasehold

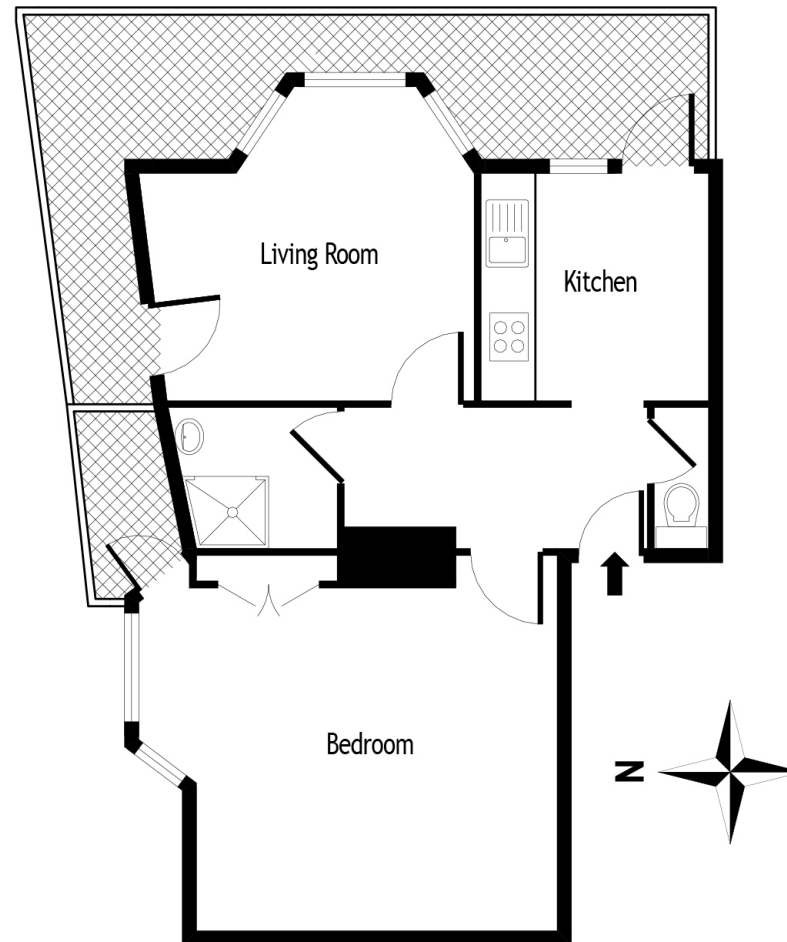
**LEASE:** The apartment benefits from a 999 year lease from 1988.

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = C**



Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



















