

Flat 3

11 Marlborough Road, Southwold, IP18 6LR

DURRANTS
SINCE 1853





This second floor apartment stands proudly towards the top of Marlborough Road with stunning views of the sea.

A bathroom with a view and wonderful sea views are just a couple of the many things that the current owners of this apartment have enjoyed over the years. Throughout the year the sound of the sea has been welcoming from the gentle lapping waves to the roar of a wild sea in winter. To the west two of Southwold's well-known landmarks can be seen, the top of the Lighthouse & the tower of St Edmunds Church. Located on the second floor this light & airy apartment is offered for sale with no onward chain & it has a useful storage shed located in a rear communal court yard.

The well-known & popular town of Southwold offers a good range of shops including two supermarkets, cafes, restaurants, boutiques & gift shops. A lovely sandy beach opposite & within a few minutes' walk as is the pier & lighthouse.

SERVICES

Mains electricity, water and drainage are connected. *(Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.)*

TENURE

Leasehold. A 125 year lease was granted on 28th February 1992. Outgoings – Ground rent currently £100 per annum.

LOCAL AUTHORITY

Waveney District Council, High Street, Lowestoft, Suffolk. Tel 01502 56211.

VIEWING

Strictly by appointment with the agent's Southwold Office.

DURRANTS BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management – please contact the team directly on 01379 646603.



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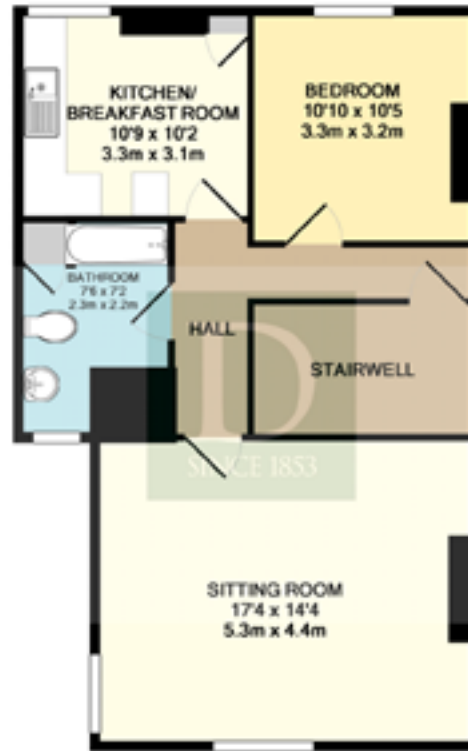
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EPC



FLOOR PLAN



TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONTACT US

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