The Pink House, 5 Chester Road, Southwold. IP18 6LN
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Guide Price: £1,000,000 Freehold

A beautifully presented Victorian seaside villa of outstanding quality in the heart of Southwold, a few paces from the seafront.

The Pink House is a beautifully presented bay fronted Victorian seaside villa situated a few paces from Southwold’s seafront and the beach. This spacious and highly desirable three storey villa has undergone an extensive programme of refurbishment to create a well planned and stylish home of outstanding quality whilst retaining much of the charm and character of the original building. Principal features include entrance hall with original pattern tiled floor and elegant staircase rising to the first floor galleried landing. The double reception room has an original cast iron fireplace and second fireplace with flue-less gas fire. The well proportioned kitchen/dining/living room lit by roof lights and French doors which open in to the courtyard garden. A bespoke kitchen designed and fitted by Orwells Furniture and incorporates oak and granite worktops, a spacious island, versatile storage solutions and a full range of appliances. A quality which is repeated in the utility room.

The first floor galleried landing leads to a well proportioned master bedroom with wide bay window offering a view along Chester Road to the sea. The stylish en-suite shower room is fitted with Duravit sanitary ware. The first floor has three further double bedrooms, cloakroom and shower room.
On the second floor there are two further double bedrooms and a bathroom. All three bath/shower rooms are particularly well finished with Duravit sanitary ware including ground and first floor cloakrooms. The cellar of the property is a particularly useful storage space and includes water softener and two insulated and pressurised water cylinders. At the rear of the property is a paved courtyard within which is a timber lap boarded and felt tiled covered beach hut style garden store.

LOCATION
Chester Road is situated in the heart of Southwold just off North Parade and the sea front, a short stroll from the market place, High Street and common. Southwold is an extremely popular seaside town situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Southwold has an excellent range of High Street and boutique shops as well as a wide range of leisure amenities which include Golf and Sailing Clubs and the RSPB Reserve at Minsmere. Southwold is characterised by its variety of Regency and Victorian architecture bordered by a large common and with a variety of greens throughout the town. There is a sandy beach, pier and promenade with colourful beach huts and to the south at the mouth of the River Blyth stands Southwold Harbour.

DIRECTIONS
From Flick & Son’s office in Queen Street proceed into the market place and then turn right into East Street, at the crossroads turn left into Trinity Street and proceed onto North Parade. Proceed past the lighthouse and then take the 1st left hand turn into Chester Road and The Pink House will be seen on the right hand side.
AGENTS NOTE This property is available for holiday let bookings and purchasers should be aware that they may be required to honour pre-booked reservations after completion of a purchase. Holiday income generated before completion of a purchase will accrue to the vendor and afterwards to the purchaser, but the purchaser should be aware that any pre-booked post completion bookings will prevent them using the property during the period of the letting.

SERVICES None of the services, the heating installation, plumbing, electrical systems nor appliances (if any) have been tested by the Selling Agents.

OUTGOINGS Council Tax currently Band “E”. Further details can be obtained from the Waveney District Council, Town Hall, High Street, Lowestoft, Suffolk NR32 1HS. Tel: (01502) 562111.

VIEWING Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view; southwold@flickandson.co.uk. Tel: 01502 722253. Ref: 18045/RDG

AREA INFORMATION
For further information about the area including schooling, transport, policing, environment agency and utilities visit our Area Info website page at www.flickandson.co.uk

FIXTURES & FITTINGS
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.