SOLE BAY HOUSE
SOUTHWOLD
This impressive residence can be found in a commanding position behind the famous cannons on Gun Hill & offers stunning views of Suffolk’s beautiful heritage coastline.

The property now provides an exciting renovation opportunity to create a spacious family home or coastal retreat.

The extensive accommodation, which amounts to approximately 4,241 square feet, extends over three floors with an annexe to the rear which has, over the years, extended the accommodation to the main house. Beyond this, with access from Constitution Hill, is an additional two storey studio/garage and driveway providing ample off street parking.

The well-known and popular town of Southwold offers excellent facilities including hotels, public houses, restaurants, a good range of shops including two supermarkets & a primary school. Near-by is the well-known private school of Saint Felix.

Iconic landmarks within the town include the lighthouse and the pier. A wonderful sandy beach provides acres of sand for all age groups to enjoy with the adjoining promenade offering an array of brightly coloured beach huts, many of which can be hired out. These are interspersed with beach cafes with steps along the promenade giving easy access to the town.

Southwold has changed very little over the years & still offers much of its original charm and character including the famous cannons, mentioned above, which protected the town during the battle of Sole Bay in 1672.

From the town, Ferry Road leads to the harbour, where there are a selection of businesses & a public house. A small ferry boat can be taken across the river to the neighbouring quaint village of Walberswick. There are many lovely coastal walks to enjoy along with golf & sailing.

SERVICES
All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING
Strictly by appointment with the agent’s Southwold Office – 01502 723292.

LOCAL AUTHORITY
Waveney District Council. Band - G

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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