



CAMELLIA COTTAGE

2 MANOR FARM CLOSE, SOUTHWOLD



Fabulous home offering garage & off road parking and ideal central location

Tucked discreetly away in a prime central position just moments from Southwold's renowned High Street, this well-presented house offers an exceptional opportunity to enjoy coastal living with the rare advantage of private parking and a garage.

The property is approached via a private road tucked behind the main high street, within easy walking distance of Southwold's independent shops, cafés, restaurants and the beach. Accommodation is arranged over multiple floors and is thoughtfully laid out, offering flexible and well-proportioned living space throughout.

The ground floor provides two double bedrooms along with a family bath & shower room, while the upper floor is dedicated to living and entertaining. A bright sitting room enjoys an elevated outlook and opens onto a private balcony, while the adjoining dining area and kitchen create a practical and sociable layout, ideal for modern living. A separate WC completes the upper floor.

Externally, the property benefits

from a generous enclosed courtyard, perfect for outdoor dining and enjoying summer months. Of particular note is the garage and two private parking spaces, a true premium in such a central location of Southwold. The property additionally benefits from 7 solar panels.

Southwold offers excellent facilities including hotels, public houses, restaurants, a good range of shops including two supermarkets. Iconic landmarks include the lighthouse and the pier.

TENURE

FREEHOLD

LOCAL AUTHORITY

East Suffolk Council. Subject to business rates

VIEWING

Strictly by prior arrangement with the Agents Southwold Office on 01502 723292 Email: southwold@durranits.com



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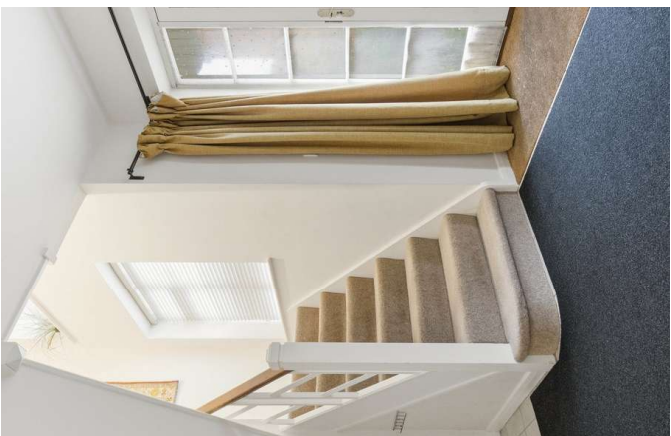
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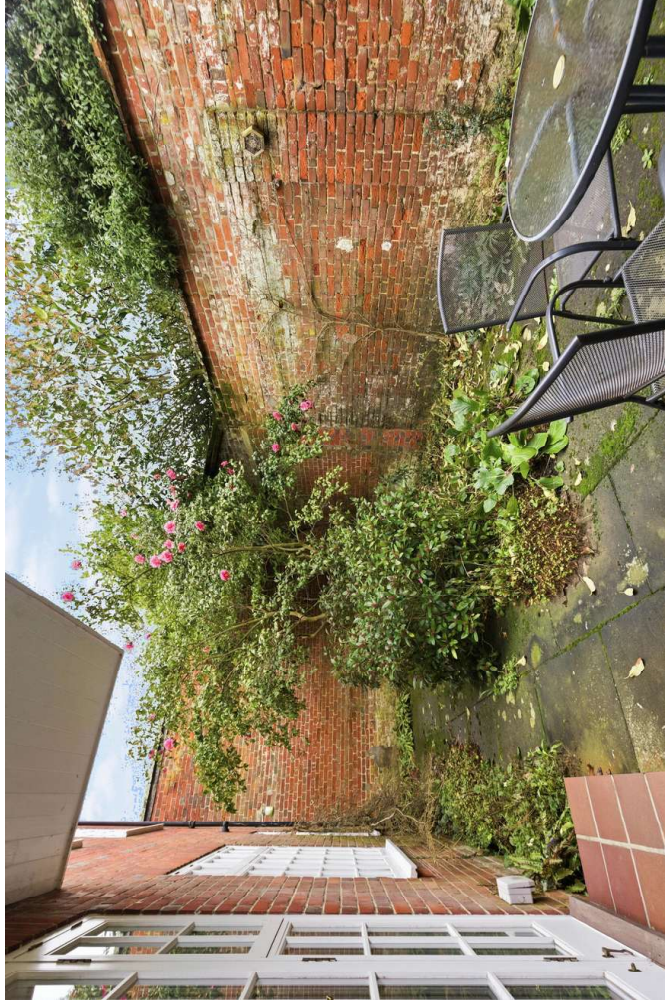


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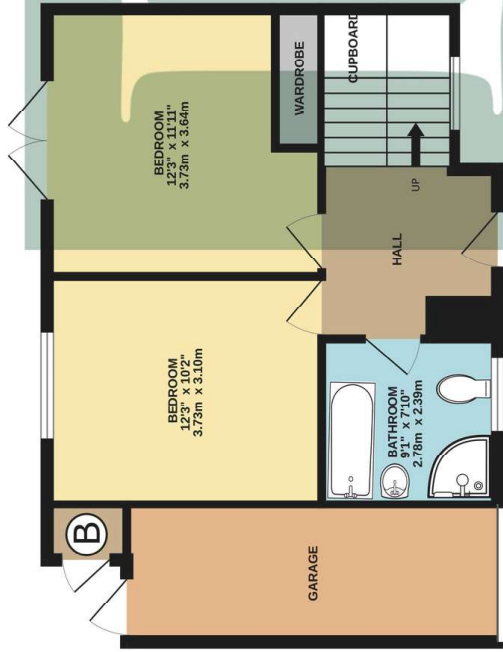




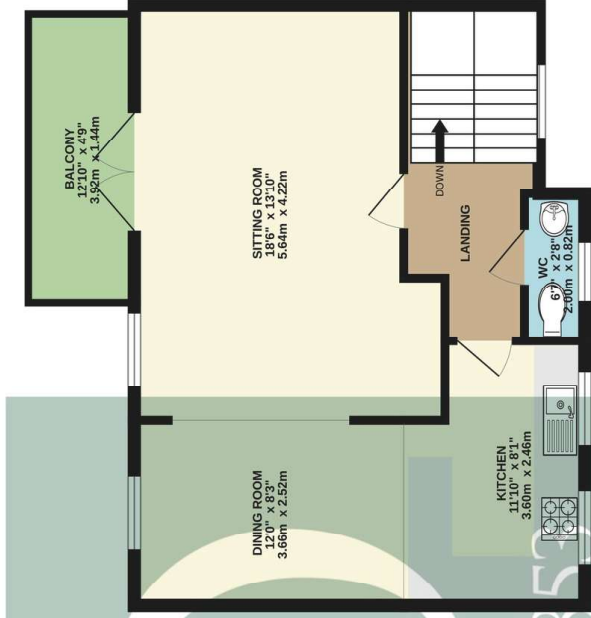


FLOOR PLAN

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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