



Palmer & Partners



Ferry Road, Southwold, Suffolk, IP18
6NB
Asking Price £900,000

Palmer & Partners

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- Exceptional Four-Bedroom Detached Coastal Home
- Prime Location Directly on Southwold Sand Dunes
- Breathtaking Panoramic Views Across Beach & Sea
- Refitted Shower Room & Jack and Jill Shower Room
- Refitted En-Suite Shower Room & En-Suite Bathroom
- Impressive 21ft Sitting Room Enjoying Uninterrupted Coastal Views
- Newly Fitted Kitchen/Breakfast Room with Integrated Appliances & Sea Views
- Magnificent Principal Bedroom with Glass Juliet Balcony & Stunning Outlook
- Ample Off-Road Parking for Multiple Vehicles
- Low Maintenance Rear Garden with Direct Pedestrian Access onto Beach
- Currently Operating as a Highly Successful Holiday Let
- Equally Suited as a Luxurious Permanent Residence

Harbour Lights is a truly exceptional four-bedroom detached family home, occupying one of Southwold's most coveted positions, set directly on the sand dunes and commanding breathtaking panoramic views across the beach and open sea. These spectacular coastal vistas are enjoyed particularly from the sitting room, the kitchen/breakfast room and the magnificent principal bedroom, which features a glass Juliet balcony designed to maximise the outlook. The property has been comprehensively renovated throughout to an exacting standard, incorporating luxury bespoke flooring, a newly fitted kitchen with integrated appliances, and beautifully appointed, contemporary bathrooms featuring ultra-stylish sanitaryware. Externally, the property offers ample off-road parking for numerous vehicles to the front, while the rear garden provides the rare and highly desirable benefit of direct access onto the beach, perfectly complementing the home's outstanding coastal setting. Currently operating as a highly successful holiday let (with further details on income available from the selling agent), Harbour Lights represents an exceptional

opportunity, equally suited as a luxurious permanent family residence or a compelling lifestyle and investment proposition.

Accommodation is beautifully arranged to maximise both space and the exceptional coastal setting, beginning with an inviting entrance hall, two generous double bedrooms each benefitting from stylishly refitted en-suite facilities, and a substantial utility room. The ground floor is further enhanced by an impressive 21ft sitting room, where panoramic uninterrupted views across the beach and open sea create a truly breathtaking focal point, alongside a newly fitted kitchen/breakfast room featuring integrated appliances and commanding sea views. A contemporary refitted shower room completes the ground floor accommodation. To the first floor, two additional bedrooms are served by a refitted Jack & Jill shower room, while the exceptional principal bedroom forms a standout retreat, featuring a Juliet balcony and enjoying spectacular uninterrupted views over the rear garden, the beach and the open sea—perfectly capturing the essence of luxury coastal living.



The very popular seaside town of Southwold is a designated Area of Outstanding Natural Beauty and offers an excellent range of High Street and boutique shops, as well as a wide range of leisure amenities which include golf and sailing clubs. Southwold is characterised by its variety of Regency, Victorian and Edwardian architecture bordered by the large common, with a variety of greens throughout the town. There is a sandy beach, pier and promenade with colourful beach huts and to the south of the town stands Southwold harbour at the mouth of the River Blyth.

Outside - Front: To the front of the property is a substantial shingle driveway providing ample off-road parking for multiple vehicles, enclosed by a low retaining wall and fencing, with double gates affording access. An Indian sandstone pathway leads to the double-glazed front door, while a gated side access opens through to the rear garden.

Entrance Hall: 17'7" x 5'6" (5.36m x 1.68m) The hallway creates an immediate sense of welcome, finished with quality LVT flooring and coconut matting. A turning staircase rises gracefully to the first floor, complemented by a useful understairs cupboard. From here, doors lead through to two bedrooms, the shower room, the utility room, and the living room.

Bedroom Four: 14'11" x 12'6" (4.55m x 3.8m) A generous double bedroom with double-glazed window to the front aspect, a radiator, and a door leading to:

En-Suite Shower Room: A refitted contemporary en-suite comprising a double-sized shower enclosure with aquaboarding, rainfall showerhead and separate body shower, a close-coupled WC, and a space-saving wash hand basin set within a vanity unit with cupboard beneath and tiled splashback. Additional features include a heated towel rail, ceiling-mounted inset spotlights, extractor fan, and a double-glazed opaque window to the side aspect.

Bedroom Three: 12'2" x 8'3" (3.7m x 2.51m) Another generous double bedroom with a double-glazed window to the front aspect and Velux window, a



radiator, a built-in double wardrobe, and a door leading to:

En-Suite Bathroom: A refitted contemporary en-suite comprising a bath with tiled sides, Mira rainfall shower over and glass shower screen, a low-level WC, and a wash hand basin set within a vanity unit with double cupboard beneath and metro tile splashback. Additional features include a heated towel rail, ceiling-mounted inset spotlights, metro tiling to the walls, decorative tiled flooring, and a double-glazed opaque window to the side aspect.

Utility Room: 6'11" x 5'1" (2.1m x 1.55m) The utility room is fitted with a base unit topped with a roll edge work surface incorporating a sink and drainer, along with space and plumbing for both a washing machine and tumble dryer. A large cupboard houses the Viessmann boiler, pressurised hot water cylinder and water softener, complemented by an additional storage cupboard. The room is finished with durable LVT flooring and benefits from a double-glazed window to the side aspect.

Sitting Room: 21'3" x 14'9" (6.48m x 4.5m) The impressive reception room enjoys a stunning

coastal position with multiple windows framing uninterrupted panoramic views across Southwold beachfront and the open sea, creating a light-filled and truly special living space. Double-glazed French doors open directly onto the rear garden. Additional features include a striking wood-burning stove, two radiators, LVT flooring, and four wall-mounted light points. A squared archway leads through to:

Kitchen/Breakfast Room: 12'2" x 10'9" (3.7m x 3.28m) The kitchen has been stylishly refitted with a comprehensive range of modern eye and base units incorporating drawers and a built-in wine rack, complemented by quartz work surfaces and matching upstands. These incorporate an undermount one-and-a-half bowl sink with tiled splashbacks. Integrated appliances include a fridge, freezer, full-size Bosch dishwasher, Hotpoint double oven, and an AEG four-ring induction hob with extractor hood above. Additional features comprise a double vertical radiator, ceiling-mounted inset spotlights, and ample space for a breakfast table and chairs. Double-glazed windows enjoy uninterrupted sea views, flooding

the room with natural light and making the outlook a standout feature of the space.

Shower Room: A refitted contemporary three-piece suite comprising a tiled corner shower enclosure, low-level WC, and wash hand basin set within a vanity unit with cupboard beneath. Additional features include a heated towel rail, ceiling-mounted inset spotlights, half-height panelled walls, and a double-glazed opaque window to the side aspect.

First Floor Landing: A double-glazed window offers wonderful beach and sea views and doors lead to the remaining two bedrooms.

Master Bedroom: 13'3" x 11'7" (4.04m x 3.53m) An exceptional bedroom enjoying a truly superb coastal outlook with two double-glazed windows and a double-glazed door opening onto a glass Juliet balcony, collectively affording breathtaking, uninterrupted views over the rear garden, the beach and the open sea. The room also benefits from a radiator and a door leading to:

Jack & Jill Shower Room: A refitted contemporary shower room, accessed from both bedrooms, featuring a three-piece suite comprising a double-sized shower enclosure with rainfall

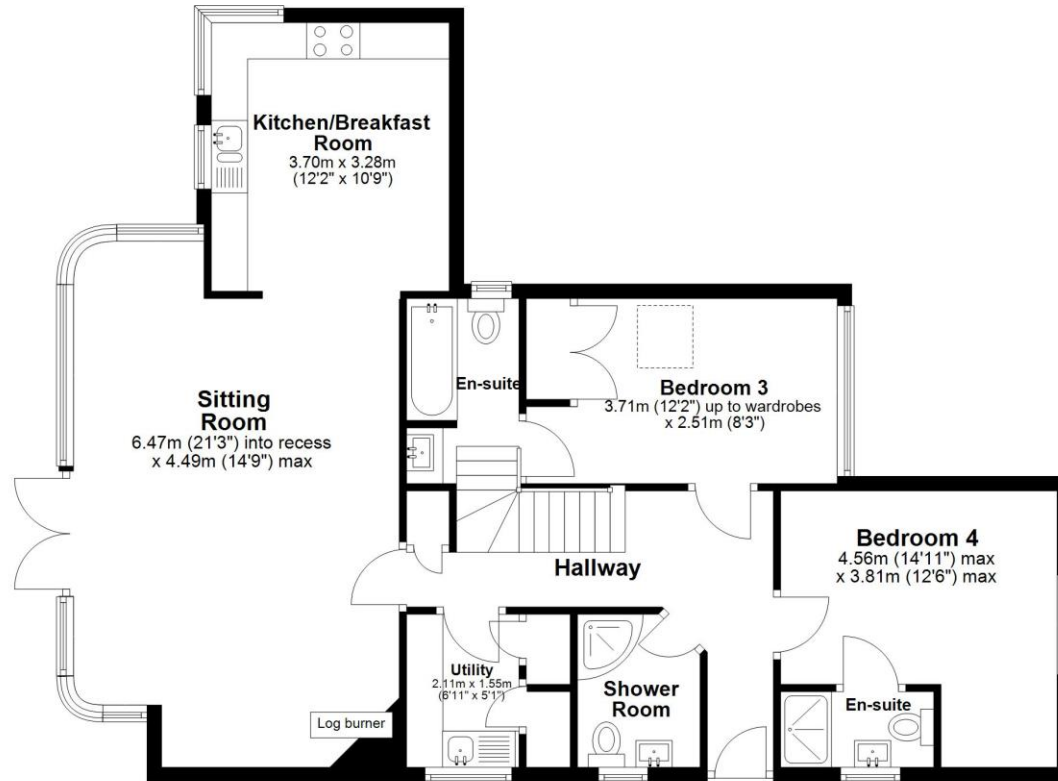
showerhead, low-level WC, and a wash hand basin set within a stylish pink vanity unit with drawers beneath. Further features include a heated towel rail, ceiling-mounted inset spotlights, half-height panelled walls, an extractor fan, and a Velux window providing natural light.

Bedroom Two: 13'3" x 12'5" (4.04m x 3.78m) This double bedroom benefits from access to the shower room and features a double-glazed window to the front aspect, along with two radiators.

Outside - Rear: The low-maintenance rear garden enjoys an enviable coastal position, predominantly laid to lawn with a generous Indian sandstone patio providing an exceptional space for alfresco dining while enjoying the sea air. Fully enclosed by a low retaining wall and fencing, the garden further benefits from a pedestrian gate offering direct and immediate access onto the beach, making this an outstanding outdoor space for coastal living. Additional features include external power, lighting and an outdoor tap.

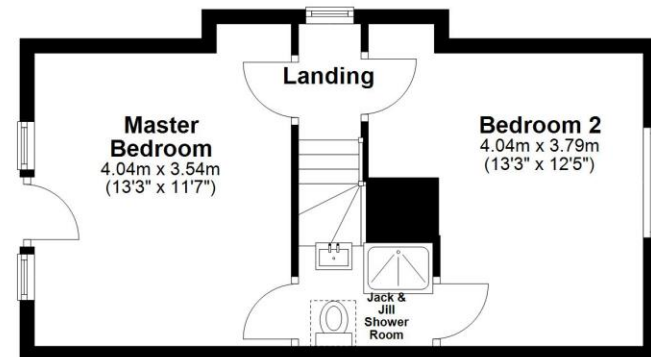
Ground Floor

Approx. 92.9 sq. metres (999.9 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 130.2 sq. metres (1401.1 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 4 Bathroom, 1 Reception,

EPC Rating: E

Agent's note: The property is timber framed



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