



9 Hill Road, Reydon  
Southwold



Minors & Brady



# 9 Hill Road

Reydon, Southwold

Enjoy a home where every day feels connected to the coast and countryside. From the elevated vantage point, you can enjoy sweeping views across Buss Creek and open fields, while the light-filled interiors provide versatile spaces for family life, entertaining, or quiet moments. Three bedrooms, two bathrooms, and a kitchen equipped for modern living are complemented by a dining room that opens straight onto the garden, perfect for summer barbecues or relaxed outdoor mornings. With established garden beds, a summerhouse, and two storage sheds, the outdoor space is both practical and inviting. Just minutes from Southwold's beach, cafés, and boutique shops, this property offers a rare chance to embrace the Suffolk Coast lifestyle with ease and style.

## Agents Notes

Freehold

Connected to all mains services.



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## 9 Hill Road

Reydon, Southwold

- Detached chalet bungalow positioned in an elevated spot with sweeping views across Buss Creek and open countryside
- Located within the sought-after village of Reydon in the Suffolk Coast & Heaths Area of Outstanding Natural Beauty
- Exceptional lifestyle location within easy reach of Southwold's beautiful beach, cafés, galleries, and boutique shops
- Light-filled and versatile living spaces including a sitting room with garden outlook and a dining room that opens directly onto the outdoor area, perfect for entertaining or relaxed family life
- Kitchen with wall and base cabinetry, integrated double oven, gas hob, and space for a tall fridge/freezer, complemented by a utility room designed for laundry appliances and additional storage
- Three comfortable bedrooms arranged across both floors, offering flexibility for family living, guest accommodation, or home working
- Two bathrooms comprising classic three-piece suites with the top-floor bathroom enhanced by a Velux window that fills the room with natural light
- Generous enclosed gardens featuring established beds, a maintained lawn, and a raised seating area, complemented by two storage sheds and a summerhouse
- Wide driveway providing ample off-road parking, complemented by a double-width carport and a large double garage with electric roller door, power, and light



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Reydon, Southwold

## Reydon

Hill Road is a peaceful residential street in Reydon, a village situated immediately north of the coastal town of Southwold. The road lies within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, giving residents direct access to scenic countryside, marshes, and walking routes while remaining close to the coast. Southwold's beaches, pier, independent shops, and cafés are just a short drive or a 15–20 minute walk away, offering a blend of village tranquility and seaside convenience. Reydon itself provides everyday amenities including a small cluster of shops, a pharmacy, and community facilities.

Families benefit from nearby schools such as Reydon Primary School, Southwold Primary School, and the independent Saint Felix School for a wider age range. Transport connections are mainly road-based, with local bus services linking to Southwold, Lowestoft, and surrounding towns, while the A1095 provides access to the A12 for longer journeys. Living on Hill Road offers a lifestyle that combines quiet village life, direct access to protected natural landscapes, and the social and retail opportunities of a coastal town within easy reach.

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Positioned in an elevated setting with sweeping views across Buss Creek and the open countryside, this detached chalet bungalow offers a rare opportunity to enjoy coastal life and village charm in one exceptional home. Located within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, it is just moments from Southwold's beach, cafés, galleries, and boutique shops, yet provides a private and spacious environment for everyday living.

The interior is filled with natural light and designed for comfort and versatility. The sitting room stretches across the rear of the home, overlooking the garden and capturing the outlook beyond. Adjacent is a dining room with French doors that open directly to the garden, creating a seamless connection between indoor and outdoor living. The kitchen is fully equipped with wall and base cabinetry, an integrated double oven, a gas hob, and space for a tall fridge/freezer, while a dedicated utility room accommodates laundry appliances and offers practical storage.

Three bedrooms are arranged across both floors, with the principal rooms enjoying generous proportions. Both bathrooms feature classic three-piece suites, and the top-floor bathroom is enhanced by a Velux window that floods the space with natural light. Three storage cupboards on the landing provide additional practical space.



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Outside, the gardens are enclosed and private, providing a versatile space for leisure and entertaining. Established beds for shrubs and flowers frame the lawn, while a raised seating area with a summerhouse offers an ideal spot for alfresco dining or evening drinks. Two additional storage sheds provide space for tools, equipment, or hobbies. The garden is perfectly suited to garden enthusiasts and offers ample room for summer barbecues or quiet afternoons enjoying the view.

At the front of the residence is a wide driveway providing ample off-road parking, complemented by a double-width carport for sheltered parking and a large double garage with an electric roller door, power, and light, suitable for storage/workshop use.

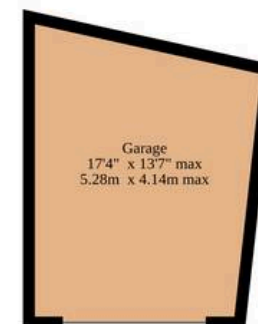
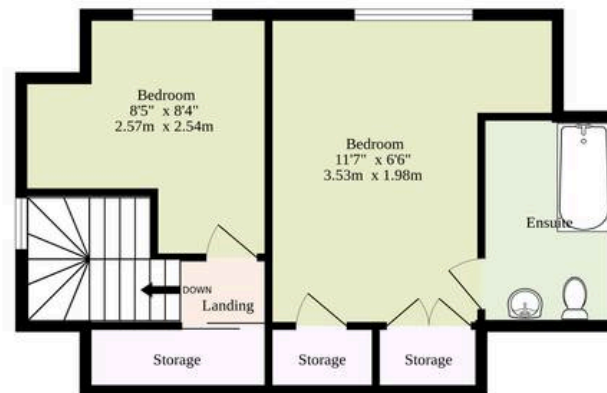
With its elevated position, attractive views, spacious living areas, and easy access to Southwold's beach and amenities, this property presents a rare chance to enjoy the Suffolk Coast lifestyle. Viewing is highly recommended to fully appreciate the combination of light, space, and setting that makes this home so unique.



Ground Floor  
773 sq.ft. (71.8 sq.m.) approx.

1st Floor  
194 sq.ft. (18.0 sq.m.) approx.

Garage  
238 sq.ft. (22.1 sq.m.) approx.



Total Sqft Includes The Garage, Excludes The Cupboards.

TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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# Minors & Brady

*Your home, our market*



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