

# Flick & Son

Coast and Country



Sudbourne ,

Rent: £950 PCM,

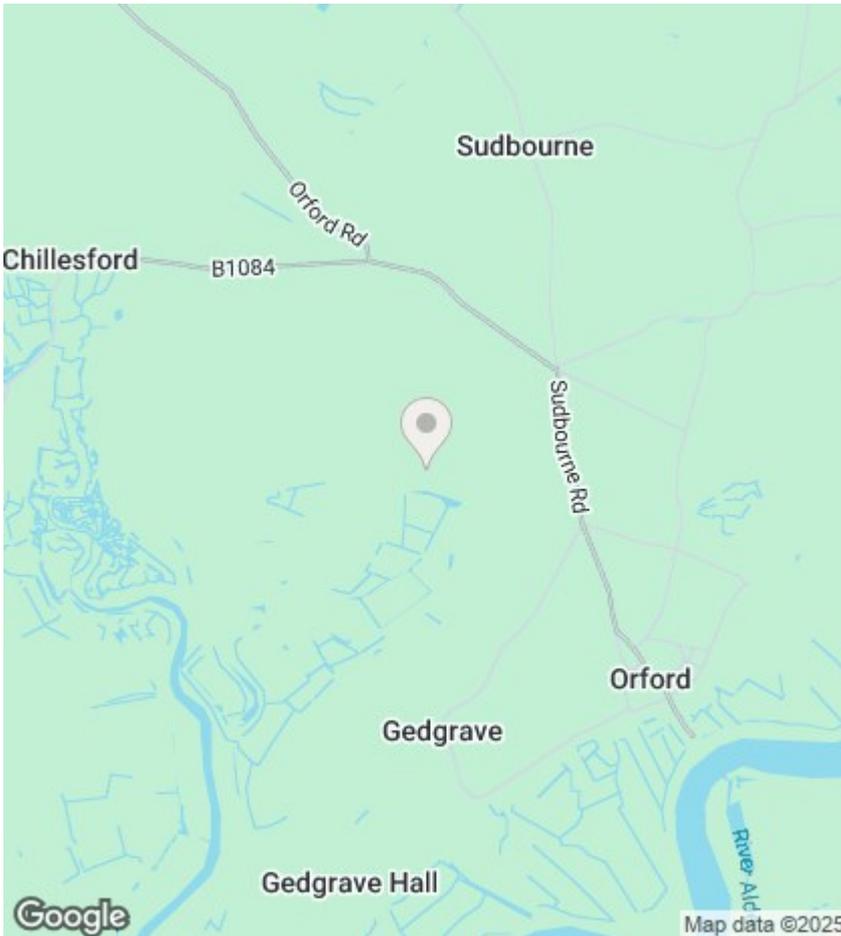
Council Tax: Band C

- Modern apartment
- Wardrobes to both bedrooms
- Fully modernised bathroom
- EPC D
- Sorry no pets / smokers

- Integrated kitchen appliances
- Modern electric heaters
- Set in parkland
- Holding deposit: £219.23
- Garage and parking

High Street, Saxmundham, Suffolk, IP17 1AB  
01728 633773

lettings@flickandson.co.uk  
www.flickandson.co.uk



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### DESCRIPTION

Flick and Son are pleased to offer this delightfully furnished and fully modernised first floor apartment with two double bedrooms and a spacious living room, within the tranquil grounds and communal gardens of the former Sudbourne Hall with a garage and parking.

#### ACCOMMODATION

You enter the property into the private downstairs entrance hall which houses the stairs leading to the first floor flat. Upstairs from the landing to the left you have a spacious open plan sitting / dining area which leads onto the full modernised fitted kitchen with integrated appliances. Straight ahead leads to a further hallway which leads to the two double bedrooms both with fitted wardrobes and the modern bathroom.

Outside are the communal gardens and grounds, garage and parking

The property is heated by electric storage heaters. It has an EPC rating D

Rental price includes sewerage charges.

#### LOCATION

Sudbourne Park is located in a superb position to the south of the village and set in five acres of parkland and is only one mile to the north of Orford and is within short driving distance of the internationally renowned Maltings Concert Hall at Snape. Tunstall Forest in on the doorstep as are numerous heathland, estuary and coastal nature reserves. There is excellent sailing on the rivers Alde and Ore and first rate golf courses at Aldeburgh and Woodbridge. Orford provides a general store, service garage, pubs and restaurant with nearby Woodbridge providing a range of urban facilities as well a rail connection to Ipswich for the Intercity rail service to London Liverpool Street.

#### AVAILABILITY

This property is available from the 14th November 2025 for an initial twelve month term.

Council Tax: C

Deposit required : £1,096.15

Sorry, no pets or smokers

**VIEWINGS**  
High Street, Saxmundham, Suffolk, IP17 1AB  
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.  
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