

# Flick & Son

Coast and Country



Aldeburgh,


Rent: £1,525 PCM,

Council Tax: Band D

- Fully furnished
- Master bedroom with ensuite
- Enclosed patio garden
- EPC: C
- Sorry no pets or smokers

- Sitting room & sun room
- Two further bedrooms
- Driveway & garage
- Holding deposit: £351.92



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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 & Son are pleased to offer for rent this fantastic three bedroom furnished semi-detached home situated in a convenient location close to Aldeburgh High Street and the beach.

#### ACCOMMODATION

The downstairs of this spacious home comprises an entrance hall from which you access the living room leading through to a sun room which overlooks the garden and the modern kitchen. There is also the added benefit of a downstairs WC.

Upstairs there is fabulous master bedroom with ensuite bathroom, two further large bedrooms and the shower room.

Outside there is a good size patio garden to the rear and garage & driveway to the front.

The property is heated via gas fired central heating. It has an EPC rating C.

#### LOCATION

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.

#### AVAILABILITY

This property is available from the 17th February 2026 for a minimum 6 month tenancy.

Council Tax: Band D

Deposit required : £1,759.61

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.  
01728 633773

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