

Flick & Son

Coast and Country



Friston ,

Rent: £875 PCM,

Council Tax: Band B

- Character cottage
- Cosy sitting room
- Garden
- EPC: E
- Pet considered

- Furnished
- Two bedrooms
- Village location
- Holding deposit: £201.92



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



Total area: approx. 71.7 sq. metres (772.0 sq. feet)

DESCRIPTION

Flick & Son are pleased to offer for rent this characterful two bedroom semi detached cottage located in the popular village of Friston, close to Aldeburgh & Saxmundham.

ACCOMMODATION

The downstairs of this deceptively spacious cottage comprises a generous yet cosy sitting room which leads into a dining room and then onto the kitchen with door to the garden. There is also a downstairs bathroom with shower, bath and separate W/C.

Upstairs there is a large master bedroom, smaller bedroom set up with a bunk bed and a recently renovated shower room with W/C.

Outside there is a really pretty garden which wraps around the side of the property. There is also a parking space for one car.

The property is heated via electric heating. It has an EPC rating E.

LOCATION

Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.

AVAILABILITY

The property is available from the 29th May 2026.

Council Tax: Band B

Deposit required: £1,009.61

Pet considered. Sorry, no smokers.

The property is offered fully furnished.

High Street, Saxmundham, Suffolk, IP17 1AB

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

lettings@flickandson.co.uk

www.flickandson.co.uk