

Flick & Son

Coast and Country



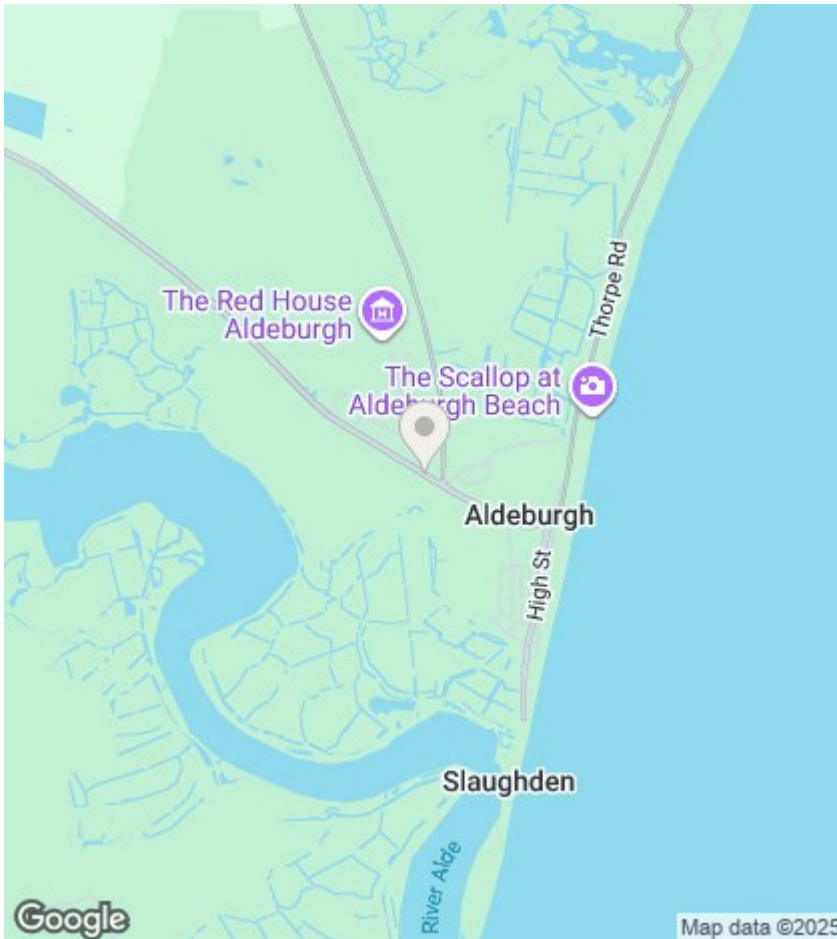
Aldeburgh,

Rent: £1,450 PCM,

Council Tax: Band B

- Terraced house
- Spacious kitchen/diner
- Two bathrooms
- EPC: TBC
- Sorry no pets or smokers

- Cosy sitting room
- Two double bedrooms
- Garden studio
- Holding deposit: £334.61
- Gardener included in rent



Energy Efficiency Rating

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

DESCRIPTION

Flick & Son are pleased to offer for rent this gorgeous two bedroom terraced home with garden studio located in the popular coastal town of Aldeburgh.

ACCOMMODATION

Through the front door you are greeted into an entrance hall which firstly leads you to a cosy sitting room with wood-burner. To the end of the hall you find a fabulous, spacious kitchen/diner benefitting from pantry cupboard and walk-in storage for coats etc along with a second wood-burner. Accessed via an internal hallway to the back of the kitchen you find the modern shower room with utility area.

Upstairs to the front of the property you find a large master bedroom with built in storage and decorative fireplace. A second double bedroom overlooks the garden and also benefits from ample storage and shelving. The accommodation is completed by a family bathroom which overlooks the garden.

Outside to the rear there is a small decking area leading down to an absolutely beautiful garden which has been lovingly tended to over the years. The garden space comprises a shingle area for al-fresco dining, a built in firepit seating area and a lawned area. Located at the end of the garden you find an incredible garden studio which benefits from two separate rooms, one ideal for storage and the other a perfect artist space, exercise studio or similar.

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

LOCATION

Aldeburgh is 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 an eclectic 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

The property is available from 25th October 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,673.07

Sorry no pets or smokers.

The monthly rent includes a gardener.

High Street, Saxmundham, Suffolk, IP17 1AB

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

01728 633773

lettings@flickandson.co.uk

www.flickandson.co.uk