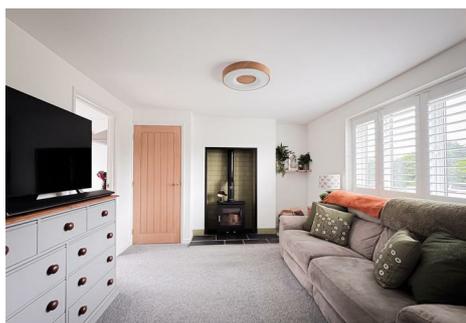


# Flick & Son

Coast and Country

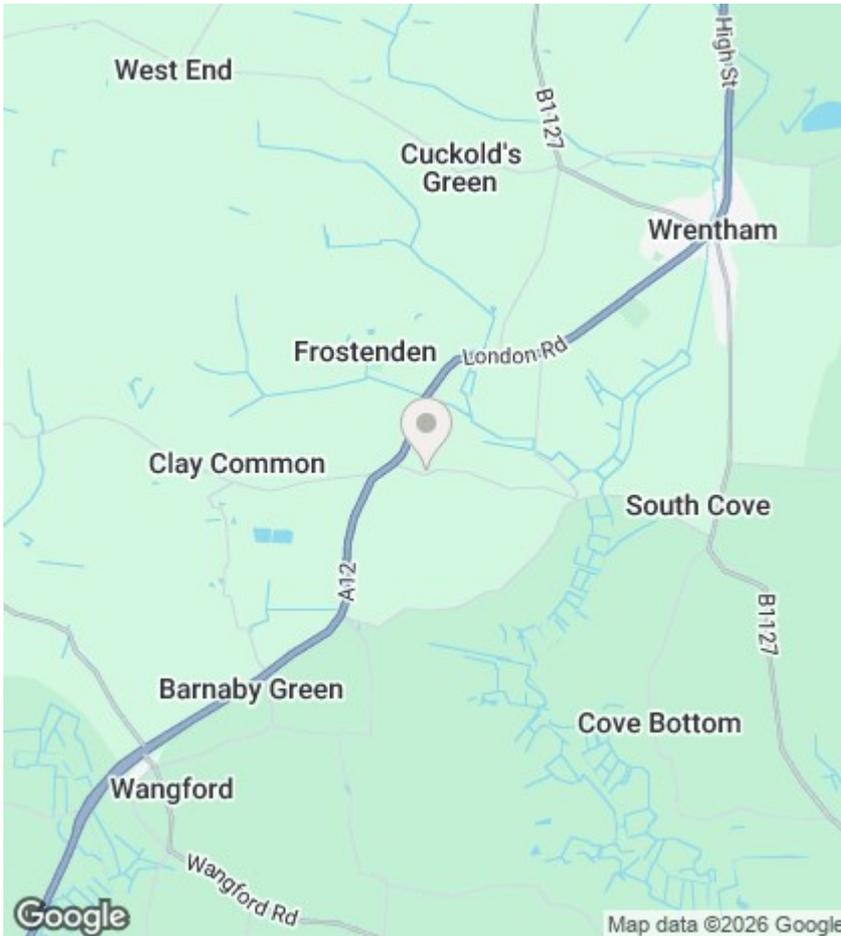


## Frostenden, Suffolk

Rent: £925 PCM,

Council Tax: Band A

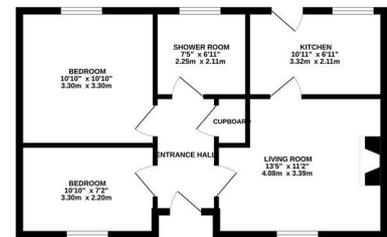
- Immaculate bungalow
- Stunning modern kitchen
- Garden with large shed/workshop
- EPC: E
- Pet considered at higher rent (£955pcm)
- Cosy sitting room with wood-burner
- Two bedrooms
- Village location
- Holding deposit: £213.46



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 sq.m.) approx.

### DESCRIPTION

Flick & Son are pleased to offer for rent this beautifully presented two bedroom bungalow, situated in the rural yet well connected village of Frostenden.

### ACCOMMODATION

This fabulous home boasts a stylish interior throughout with a welcoming hallway leading to two well-proportioned bedrooms, a sleek shower room, a cosy sitting room with a wood-burning stove which flows into a beautifully finished kitchen complete with integrated oven/hob, fridge/freezer and washing machine.

At the rear there is an enclosed rear garden backing onto open fields. In the garden there is also a useful large shed/workshop. To the front, there is off-street parking available.

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

### LOCATION

Frostenden is a small, tranquil village nestled in the Suffolk countryside, just a few miles inland from the North Sea coast. Surrounded by open fields, ancient hedgerows, and patches of woodland, it offers a peaceful rural setting rich in natural beauty. The village is steeped in history, with origins dating back to the Domesday Book and a charming medieval church at its heart. Quiet lanes and walking trails connect it to nearby villages and the scenic Suffolk Coast & Heaths Area of Outstanding Natural Beauty. Ideal for those seeking a slower pace of life, Frostenden blends rustic charm with a strong sense of community.

### AVAILABILITY

The property is available from the 12th February 2026 for an initial twelve month term.

Council Tax: Band A

Deposit required: £1,067.30

Pet considered at higher rent of £955pcm (deposit = £1,101.92). Sorry no smokers.

There is a sofa in the sitting room that can be left if a tenant wishes.

### VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.  
High Street, Saxmundham, Suffolk, IP17 1AB [lettings@mickandson.co.uk](mailto:lettings@mickandson.co.uk)  
01728 633773 [www.flickandson.co.uk](http://www.flickandson.co.uk)