

# Flick & Son

Coast and Country



## Aldeburgh, Suffolk

Rent: £1,400 PCM,

Council Tax: Band B

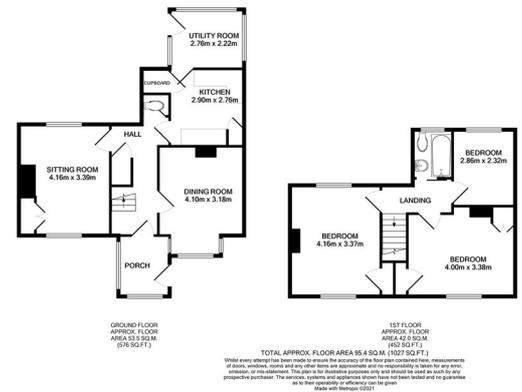
- Semi-detached house
- Modern kitchen
- Large garden
- EPC; D
- Pets considered

- Ample reception space
- Three bedrooms
- Driveway
- Holding deposit: £323.07
- Close to the beach



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 semi-detached home located in the popular town of Aldeburgh, just a short distance from the beach.

### ACCOMMODATION

This well-proportioned three-bedroom home offers a practical and versatile layout across two floors.

The ground floor features a welcoming entrance porch leading into a central hallway, providing access to all the main living spaces. To the front, a bright and spacious sitting room benefits from a generous bay window creating a comfortable living area. To the rear, a separate dining room leads through into the modern kitchen and onto the useful utility room. A convenient W/C completes the downstairs accommodation.

Upstairs, the property comprises three bedrooms; a spacious master bedroom, further double bedroom and a well-proportioned single bedroom. A family bathroom serves all bedrooms and a central landing provides access to each room.

Outside to the rear there is a fabulous garden and to the front a private driveway offering ample off street parking.

### 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

This property is available from the 25th April 2026.

Council Tax: Band B

Deposit required: £1,615.38

Pets considered. Sorry, no smokers.

### VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB

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