

# Flick & Son

Coast and Country



Aldeburgh,

Rent: £1,150 PCM,

Council Tax: Band D


- Terraced
- Stunning bathroom with walk-in shower
- Beautifully furnished
- EPC: D
- Pet considered
- Open plan kitchen/living
- Two bedrooms
- Close to beach & High Street
- Holding deposit: £265.38

High Street, Saxmundham, Suffolk, IP17 1AB  
01728 633773

lettings@flickandson.co.uk  
www.flickandson.co.uk



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 gorgeous two bedroom home located just a stones throw from the beach & Aldeburgh High Street.

### ACCOMMODATION

Through the front door you are welcomed into a beautiful open plan living/kitchen area which leads into the modern bathroom with walk-in shower and ample storage.

Upstairs you find a fabulous master bedroom, along with second double bedroom with Juliet balcony currently set up as an additional sitting room with a sofa bed. Both rooms upstairs benefit from a large amount of built in storage.

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

### 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 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 the 31st May 2025 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,326.92

One pet considered. Sorry, no smokers.

The property is offered fully furnished.

### VIEWINGS

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