



## Halesworth,

Guide Price £140,000

- NO ONWARD CHAIN
- Fully Equipped Kitchen
- Convenient Halesworth Location
- £140,000-£150,000 Guide Price
- Bright and Spacious Living Room
- Garage and Parking
- Ground Floor Entrance Hall

# Maltings Close, Halesworth

Halesworth is a picturesque market town in north-eastern Suffolk, England, situated approximately 15 miles southwest of Lowestoft and 9 miles inland from the Suffolk Heritage Coast . With a history dating back over a thousand years, it received its market charter in 1223 from King Henry III . The town is renowned for its vibrant arts scene, featuring venues like The Cut Arts Centre, which hosts music, theatre, dance, and exhibitions . Halesworth also boasts the largest Millennium Green in England, offering 44 acres of open space for walking and wildlife observation . The town's pedestrianised Thoroughfare is lined with independent shops, cafes, and historic buildings, reflecting its rich heritage . Regular events such as the Day of Dance, Scarecrow Festival, and a weekly outdoor market contribute to the town's lively community atmosphere . Accessible by road and rail, Halesworth offers a unique blend of cultural vibrancy and rural charm, making it an appealing destination for visitors and residents alike



Council Tax Band: A



## DESCRIPTION

Tucked away in a convenient position just a short walk from the centre of Halesworth, this well-presented two-bedroom, three-storey maisonette offers bright and spacious accommodation arranged over three floors, along with the added benefit of a garage and off-road parking. The property is entered via a welcoming ground floor entrance hall, providing access and a practical space for coats and shoes. Stairs lead to the first floor where you will find a light and spacious living room featuring dual-aspect windows that allow plenty of natural light to flood the room, creating an inviting living space. Also on this floor is a separate fitted kitchen, complete with a range of fixtures and fittings and offering ample worktop and storage space, along with room for all essential appliances. On the second floor are two generously sized double bedrooms, both enjoying plenty of natural light from their windows. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, W.C. and wash hand basin.

Externally, the property benefits from a garage with a parking space directly in front, providing convenient off-road parking.

## LIVING AREA

The living room is a light and spacious area, enhanced by dual aspect windows that allow an abundance of natural light to fill the room throughout the day. Generously proportioned, the space comfortably accommodates a range of lounge furniture while also offering ample room for a dining table and chairs, creating an ideal setting for both relaxing and entertaining.

## KITCHEN

The kitchen is fitted with a range of wall and base units, providing

ample storage and worktop space for everyday use. Well laid out, it offers space for all essential appliances and amenities, making it both practical and functional for cooking and food preparation. The room provides a comfortable environment for day-to-day living while remaining separate from the main living area.

## BEDROOMS

The second floor comprises two well-proportioned double bedrooms, both benefiting from windows that allow plenty of natural light to fill the rooms. Each bedroom offers ample space for a double bed and additional bedroom furniture, creating comfortable and versatile spaces suitable for a range of needs, whether as sleeping accommodation, a guest room, or a home office.

## BATHROOM

The family bathroom is fitted with a three-piece suite comprising a bath with shower over, W.C. and wash hand basin. Well arranged and practical, the space provides everything needed for everyday use while serving both bedrooms on the second floor.

## OUTSIDE

Outside, the property benefits from a garage providing useful storage or secure parking, with an additional parking space conveniently located directly in front of it. This offers practical off-road parking and added convenience for residents and visitors alike.

## TENURE

Leasehold

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD

for an appointment to view.  
Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)  
Tel: 01502 442889 RED 21047/JD

### **FIXTURES & FITTINGS**

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

### **OUTGOINGS**

Council Tax Band A

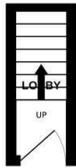
### **SERVICES**

Mains water, electricity and drainage, electric heating

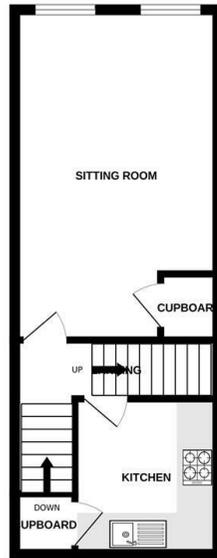




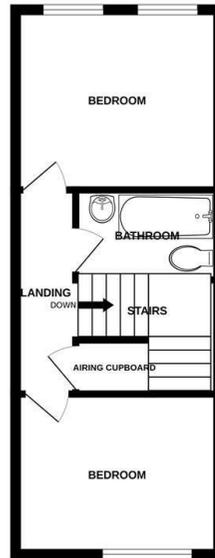
GROUND FLOOR  
261 sq. ft. (242 sq.m.) approx.



1ST FLOOR  
333 sq. ft. (308 sq.m.) approx.

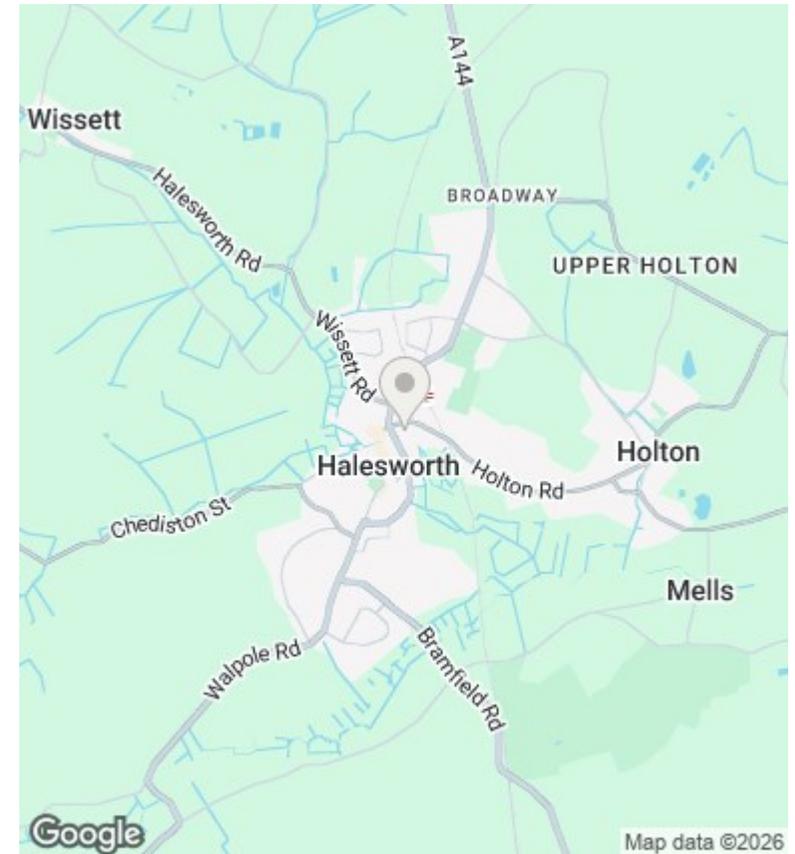


2ND FLOOR  
333 sq. ft. (308 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq. ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)