Flick & Son
Coast and Country







Saxmundham,

Guide Price £287,500

- Available to Purchase Fully Furnished
- 2 Designated Parking Spaces
- Immaculate Presentation
- Air Source Under Floor Heating
- Open Plan Living Accommodation
- No Onward Chain
- Double Glazing
- Ensuite and Family Bathroom
- EPC - B

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Cheyney Green, Saxmundham

An immaculate Three Bedroom Terrace home in the village of Darsham. It is situated east of the A12, close to the Heritage Coastline, an Area of Outstanding Natural Beauty, some four miles from Dunwich Beach and the RSPB Reserve at Minsmere, with golf courses and opportunities for sailing and boating all within easy driving distance. Darsham also has its own railway station with connecting trains to London Liverpool Street via Ipswich. The village has a farm shop and butchery together with the Red Poll tea rooms and close by is the Fox Inn public house. On the A12 is garage with an extensive mini
supermarket. The Smoke and Fire tile warehouse.

3 2 1 B

Council Tax Band: C





DESCRIPTION

Flick & Son are delighted to offer for sale this modern terraced home, presented in immaculate condition, the property is available as a turnkey purchase, fully furnished and equipped to an excellent specification, making it an ideal choice as either a permanent home, holiday retreat or investment opportunity located in the heart of this most popular East Suffolk Coast village.

Energy efficient and comfortably appointed, the property benefits from double glazing and air source heat pump heating with underfloor heating to the ground floor. The bright and airy accommodation begins with an entrance hall and stylishly fitted cloakroom, leading through to an impressive open-plan living space.

The spacious kitchen is fitted with an attractive range of storage units, complementary polished stone work surfaces with upstands, an integrated sink and a selection of freestanding appliances. This flows seamlessly into the generous living area, which enjoys an abundance of natural light from its window and glazed doors opening directly onto the south facing rear garden, creating a welcoming space for both relaxing and entertaining.

On the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an excellent en-suite shower room. A modern family bathroom completes the accommodation.

Outside, the property enjoys a planted front garden, whilst to the rear is an attractive landscaped garden, predominantly laid to shingle with a paved patio area and stepping-stone pathway leading to a rear access gate. The garden is further enhanced by a variety of colourful flowering plants and established shrubs with and electric motorised awning providing shade when required. In addition, the property benefits from two designated parking spaces.

An excellent opportunity to acquire a beautifully presented, fully furnished home in a sought-after coastal village, ready to enjoy from day one.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently C

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21228/RDB.

FIXTURES AND 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.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant











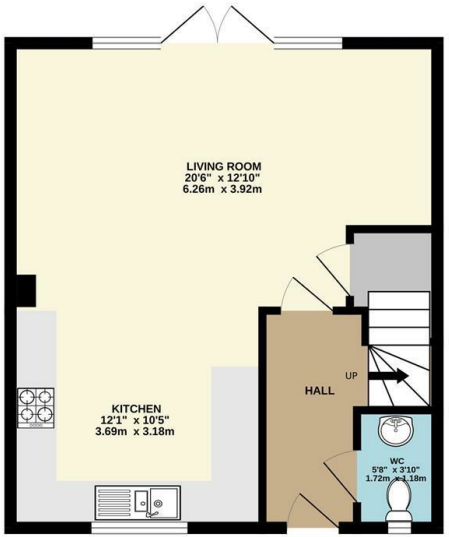




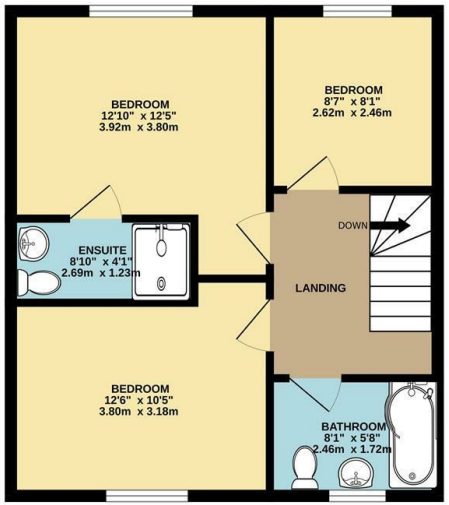




GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

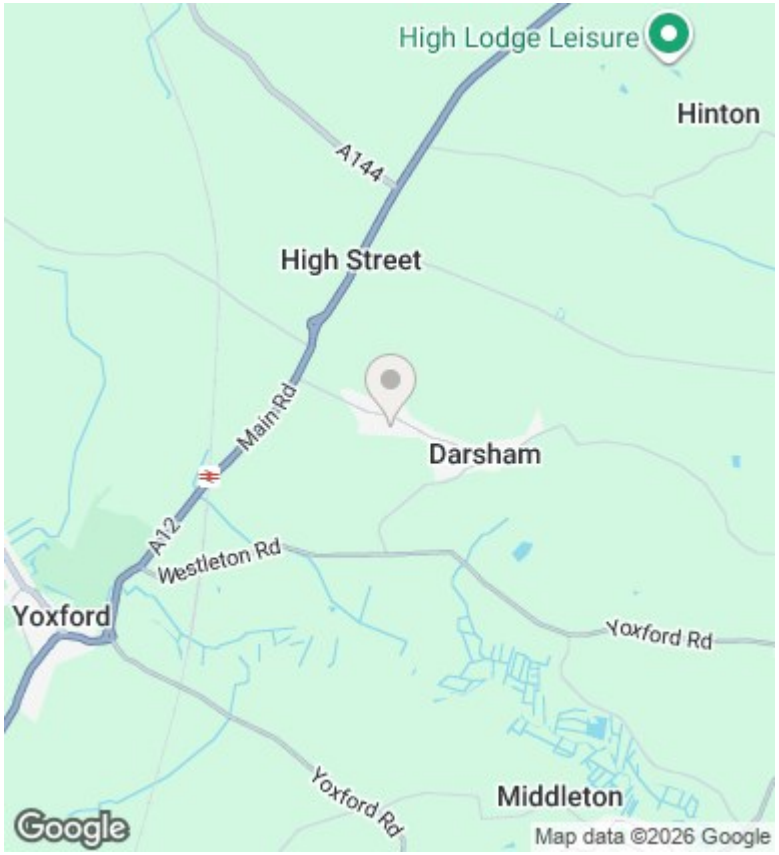


1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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.
Made with Metropix ©2026

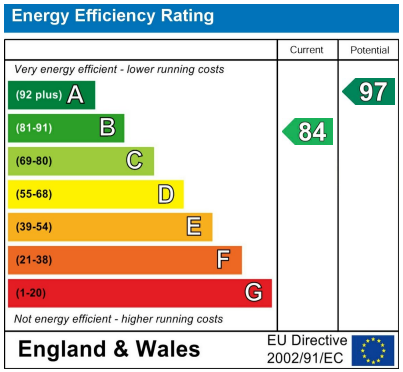


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777
enquiries@flickandson.co.uk
www.flickandson.co.uk