



## Peasenhall, Saxmundham

Guide Price £285,000

- No Onward Chain
- High Quality Kitchen & Appliances
- Electric Heating & Double Glazing
- Immaculate Presentation
- Two Double Bedrooms
- Private Garden & Two Parking Spaces
- Open Plan Living Room
- Village Conservation Area
- EPC - C



# Smyth Close, Peasenhall

A beautifully presented and spacious ground floor apartment, with private garden and designated parking in a quiet close at the edge of this popular East Suffolk village. Peasenhall sits astride the Yoxford to Stowmarket road, and has a variety of shops in its centre, post office and a delicatessen with a Royal seal of approval. The A12 Great Yarmouth to London road is easily accessible at Yoxford about three miles to the east and the market town of Saxmundham, which lies about five miles south, has a good range of shops including Waitrose and Tesco supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street.



Council Tax Band: A



## DESCRIPTION

Stunning Two-Bedroom Ground-Floor Apartment with private garden and allocated parking for two vehicles.

Nestled in the highly sought-after village of Peasenhall, this beautifully presented two-bedroom ground-floor apartment offers a perfect blend of modern comfort and stylish living. Ideal as a second home or first-time purchase, the apartment boasts an open-plan living space with a high-quality kitchen, creating a welcoming and spacious environment.

## ACCOMMODATION HIGHLIGHTS

### OPEN PLAN LIVING AREA

A generous living room seamlessly connects with the sleek kitchen, complete with integrated appliances, providing an ideal space for both relaxing and entertaining.

### TWO WELL PROPORTIONED BEDROOMS

Both bedrooms are thoughtfully designed to offer comfort and style.

### STYLISH SHOWER ROOM

A contemporary shower room adds to the apartment's elegant design.

## EXTERNAL FEATURES

### PRIVATE GARDEN AREA

Enjoy a private outdoor space, part paved and part raised artificial grass, perfect for low-maintenance living and includes a covered seating area, which enhances the outdoor experience, offering a perfect spot to unwind.

Allocated Parking: Two allocated parking spaces provide added convenience.

## TENURE

Leasehold - Details TBC.

## OUTGOINGS

Council Tax Band currently A.

## SERVICES

## VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

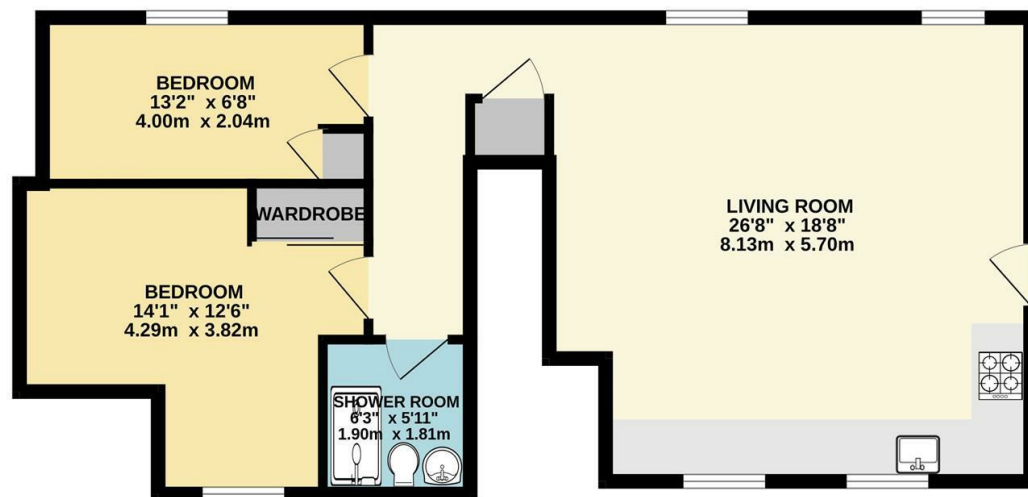
Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

Tel: 01728 633777 Ref: 20777/RDB.

## 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.

## GROUND FLOOR 690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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 Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

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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	

## 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)

## 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.

## Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.