Flick & Son
Coast and Country

Aldeburgh,

Offers In Excess Of £1,500,000

- No Onward Chain
- Four Bedrooms, Four Bathrooms
- Courtyard
- Immaculate Condition
- Two Balcony's
- EPC - Awaiting
- Sea Views
- 3,751 SQ FT - 255 SQ M

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
www.flickandson.co.uk

Oakley Square, Aldeburgh

A rarely available detached house on the Aldeburgh front. Consisting of four double bedrooms, four bathrooms & four reception rooms, this is a truly rare find. It is in immaculate condition and has multiple terraces with direct sea views.
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.

4 4 4

Council Tax Band: G

Tenure
Freehold

Ground Floor Accommodation
The property welcomes you into a large open-plan living, dining and kitchen space that benefits from two thoughtfully designed seating areas. A spacious sitting room with wood burner is complemented by a dining space. A second sitting room is centred around another fireplace. A Fully-equipped kitchen with Neff electric oven and hob, large American style fridge freezer with ice and water dispenser, island with breakfast bar stools, wine cooler, microwave, dishwasher, washing machine, tumble dryer, table and chairs for 4 people and bi-fold doors out onto courtyard garden. A useful Utility room off the kitchen with additional storage cupboard.
The first of the four bedrooms is found on the ground floor with king-size bed, bedside table, chest of drawers and en-suite with walk-in shower, wash basin and WC

First Floor Accommodation
Super king-size bedroom with access to roof terrace and large en-suite bathroom with bath, wash basin and WC
King-size bedroom with bedside table, chest of drawers, access to roof terrace and en-suite shower room with shower, wash basin and WC
King-size bedroom with bedside tables, armchair and en-suite bathroom with shower bath, wash basin and WC
Sitting room with sofa, coffee table and kitchenette

Basement
There is a large basement which requires renovation. It currently has a cinema room, spa with sauna, gym & toilet.

Outside
Small courtyard garden off the kitchen
Roof terrace with amazing sea views

Services
Mains Gas, Electricity, Water & Sewage

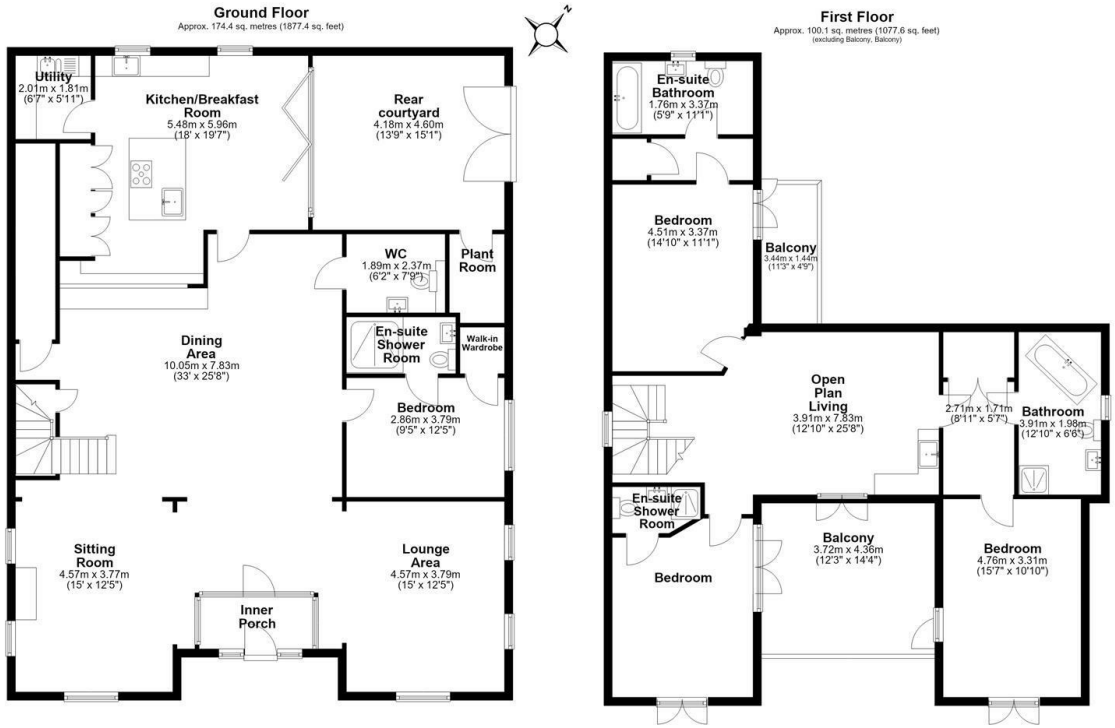
Viewing Arrangements
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.
Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469

AML 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

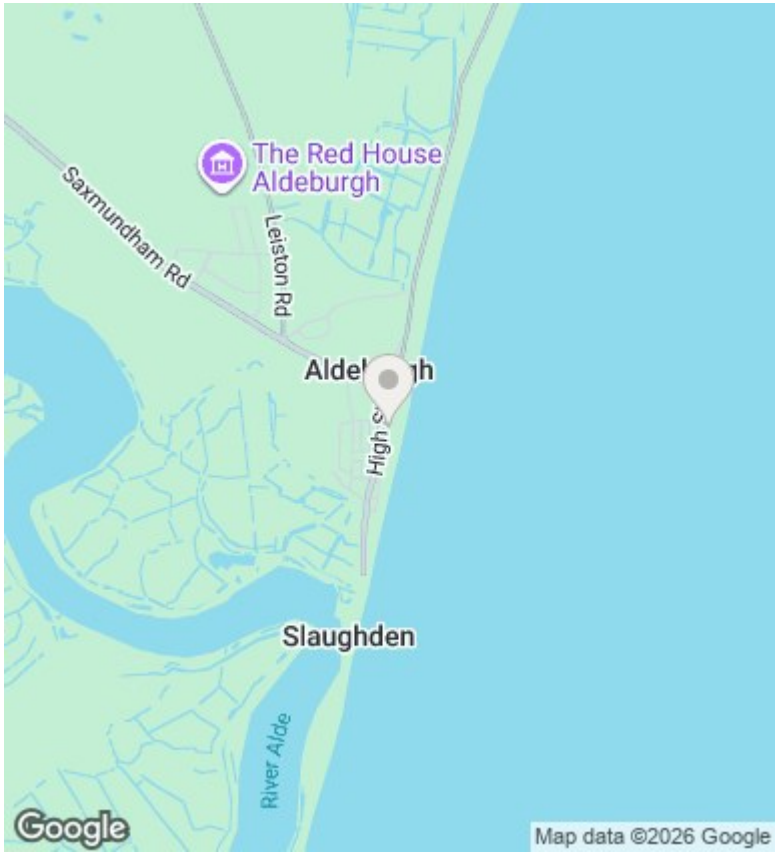
Outgoings
Council Tax Band Currently G

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.



Total area: approx. 274.5 sq. metres (2955.0 sq. feet)

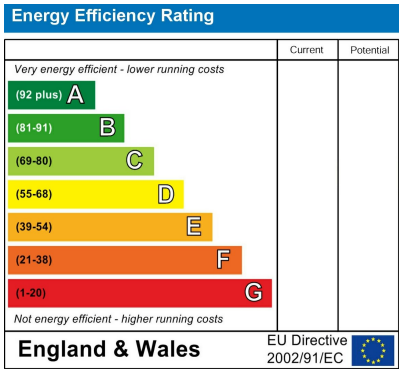


Conveyancing, Surveys & Financial Services

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

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