



Aldeburgh, Suffolk

Guide Price £850,000

- Elegant Victorian townhouse close to the High Street and seafront.
- Beautifully presented throughout, retaining a wealth of original period features
- Versatile second reception room featuring an impressive cast iron fireplace
- Bespoke hand-painted kitchen/breakfast room
- Enclosed west-facing rear garden
- Gas Central Heating
- Sitting room with bay window, wood-burning stove and bespoke fitted cabinetry.
- Three generous bedrooms, including a principal bedroom with en-suite bathroom
- EPC - D

Hartington Road, Aldeburgh

An elegant and beautifully presented town house ideally located in this sought after of coastal towns. 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.



Council Tax Band: D



DESCRIPTION

Occupying a highly desirable position within easy walking distance of both the High Street and the seafront, this elegant bay-fronted Victorian townhouse is a beautifully presented period home combining timeless character with stylish modern living.

Constructed of attractive red brick beneath traditional slate-covered roofs with decorative ridge tiles, the property retains an abundance of original features including sash windows, fireplaces, boarded ceilings, picture rails and panelled staircase and doors, all of which contribute to its exceptional charm.

The welcoming entrance hall immediately sets the tone, with its graceful shallow staircase rising to the first floor, original panelling to the understairs area incorporating useful storage, (plans have been drawn to incorporate a WC) and a glazed door opening directly onto the delightful west-facing garden. To the front, the elegant sitting room enjoys a large bay window overlooking Hartington Road and centres around an attractive fireplace with wood-burning stove, complemented by fitted cabinetry and shelving to either side, together with an original picture rail and decorative ceiling rose. A second reception room, currently arranged as a study, is equally impressive, featuring a splendid cast iron fireplace with decorative tiled inserts, polished stone surround, bespoke fitted shelving and cabinetry, and a large sash window providing excellent natural light.

To the rear, the bespoke kitchen/breakfast room has been thoughtfully designed with an extensive range of hand-painted cabinets, generous work surfaces, a traditional double Butler sink, open shelving and integrated appliances including a concealed washing machine and dishwasher. A gas and electric range cooker

with stainless steel splashback and cooker hood forms the focal point, while a glazed door opens directly onto an east-facing courtyard access via a hand gate to Champion Road.

The first-floor galleried landing leads to three beautifully proportioned bedrooms. The principal bedroom is an elegant retreat, enjoying a large bay window, attractive cast iron fireplace, original built-in wardrobe with panelled door, picture rail, and a stylish en-suite bathroom featuring tongue and groove panelling, a bath, wall-mounted basin and WC. The second bedroom mirrors the character of the principal room, with its own decorative cast iron fireplace, original wardrobe and sash window to the side elevation. The third bedroom is full of period charm, with tongue and groove wall panelling, an original decorative panelled ceiling and built-in storage cupboard, whilst a contemporary shower room with hand basin and WC completes the first-floor accommodation.

Outside, the property enjoys the benefit of two distinct outdoor spaces. The enclosed west-facing rear garden provides a peaceful and private setting with lawn, patio, mature shrubs and attractive willow fencing, creating the perfect environment for entertaining or relaxing in the afternoon and evening sun. An additional east-facing courtyard offers a practical space off the kitchen.

Beautifully maintained throughout, this outstanding Victorian home successfully blends elegant period architecture with modern comforts, creating a wonderfully characterful residence in one of the town's most sought-after locations.

TENURE
Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

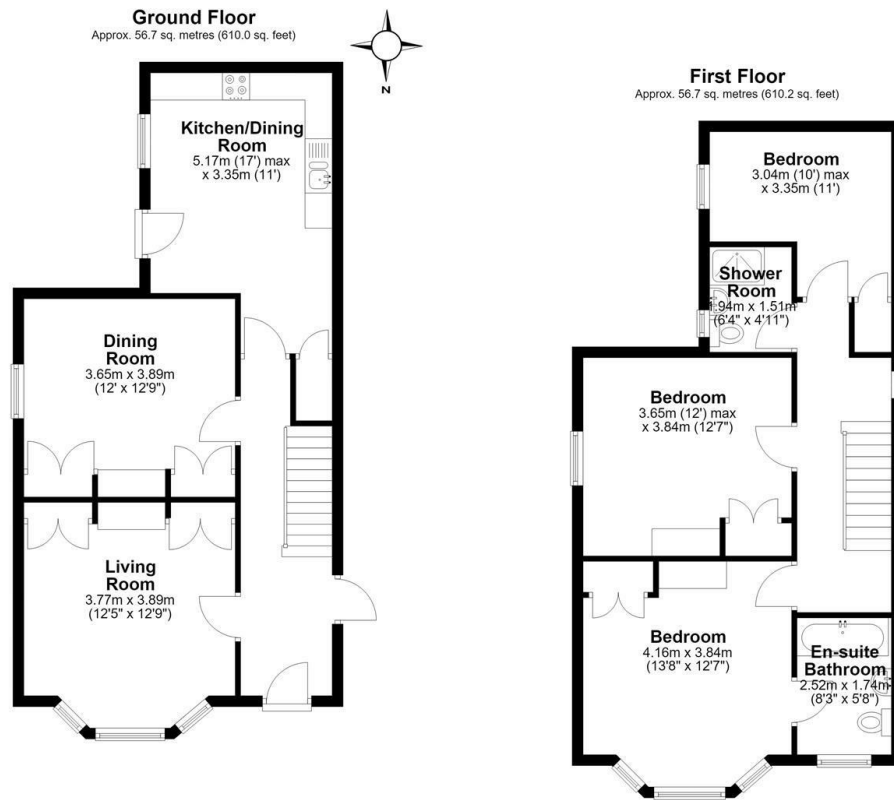
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: /RDB.

FIXTURES AND FITTINGS

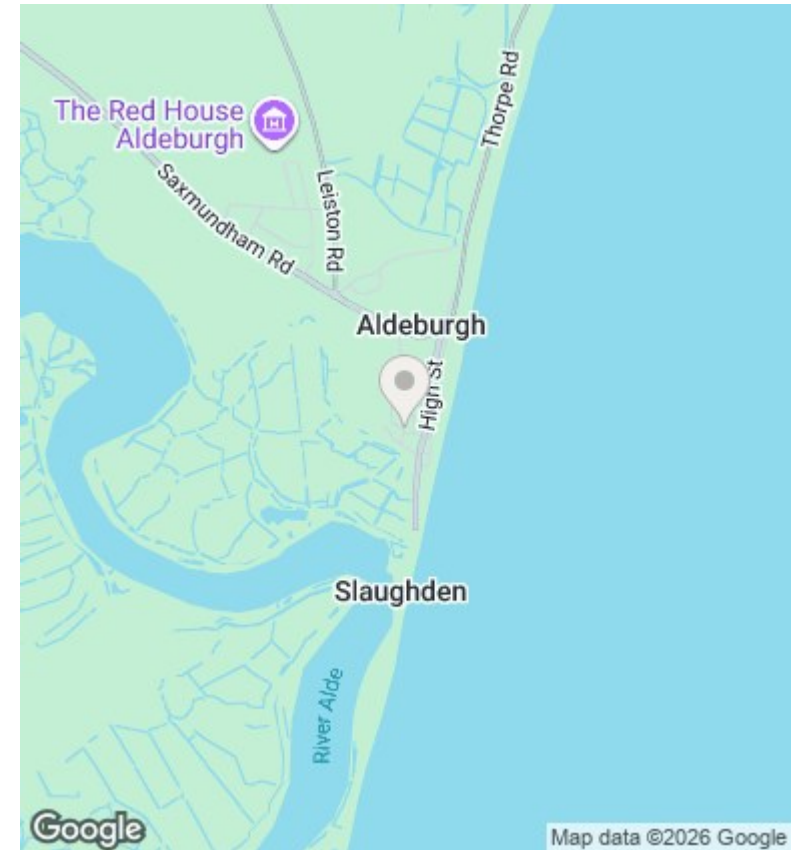
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Total area: approx. 113.4 sq. metres (1220.2 sq. feet)



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 | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | 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