Flick & Son
Coast and Country

Aldeburgh,

Guide Price £500,000

- Beach & Sea Views from Ground & First Floor
- Two Ensuites & Ground Floor Bathroom
- Roof Terrace Over Looking the Beach
- Open Planing Living Accommodation
- Conservation Area
- Not to be Missed!
- Two Double Bedrooms
- Gas Heating, Wood Burner & Double Glazing
- EPC - C

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

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Crag Path, Aldeburgh

A historic sea front cottage overlooking Crag Path, and Aldeburgh famous shingle beach. 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 property is situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty noted for its ancient heathland, wetlands and coastline, connected by a vast network of public footpaths: the North Warren Nature Reserve is a short walk away and the RSPB reserve at Minsmere is about 7 miles away. Aldeburgh is approximately two and quarter 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.

2 2 2 C

Council Tax Band: E

DESCRIPTION

A unique opportunity to acquire a characterful seafront cottage overlooking Aldeburgh's iconic Crag Path and famous shingle beach. Just a few steps from the shoreline and the vibrant High Street, this charming home perfectly blends coastal living with period charm and modern comfort.

This charming cottage offers flexible and deceptively spacious accommodation. Entry from Crag Path leads directly into a welcoming open-plan sitting room with captivating views of the beach and sea. Two steps lead down to a well-fitted kitchen/breakfast room with ample workspace, generous storage, and a roof light that fills the space with natural light.

Beyond the kitchen, a cosy second sitting area features a wood-burning stove and fireplace – an ideal spot for quiet evenings. A smart ground floor bathroom is accessed from a hallway that also opens onto King Street, offering convenient dual access.

Upstairs, the landing leads to two beautifully presented double bedrooms. The principal bedroom boasts an en-suite shower and casement doors opening onto a roof terrace with breath-taking sea and beach views – perfect for morning coffee or evening relaxation. The second bedroom enjoys views over King Street and features an elegant cast iron fireplace along with an en-suite WC.

A retractable loft ladder provides access to a part-boarded roof space with roof light on the eastern roof slope, offering further potential for storage or creative use.
This delightful coastal cottage is a truly special find in one of Suffolk's most desirable seaside towns – a perfect retreat, full-time home, or holiday let investment, all just moments from the sea.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

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: 20871/RDB.

FIXTURES AND FITTINGS

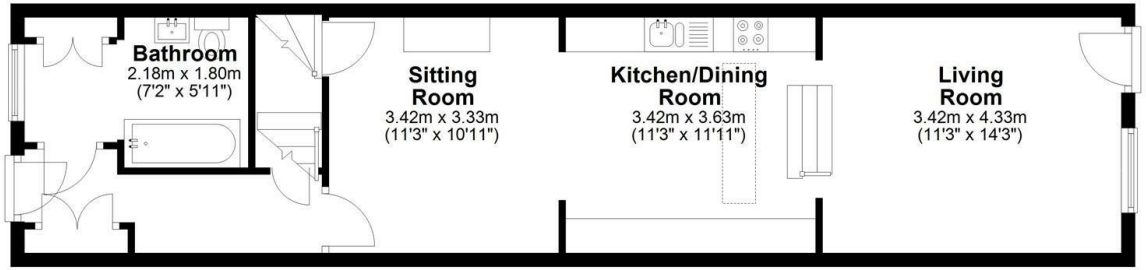
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.

AGENTS NOTE

The seller wishes to include a proportion of the contents within the sale. Further details on request.

Ground Floor

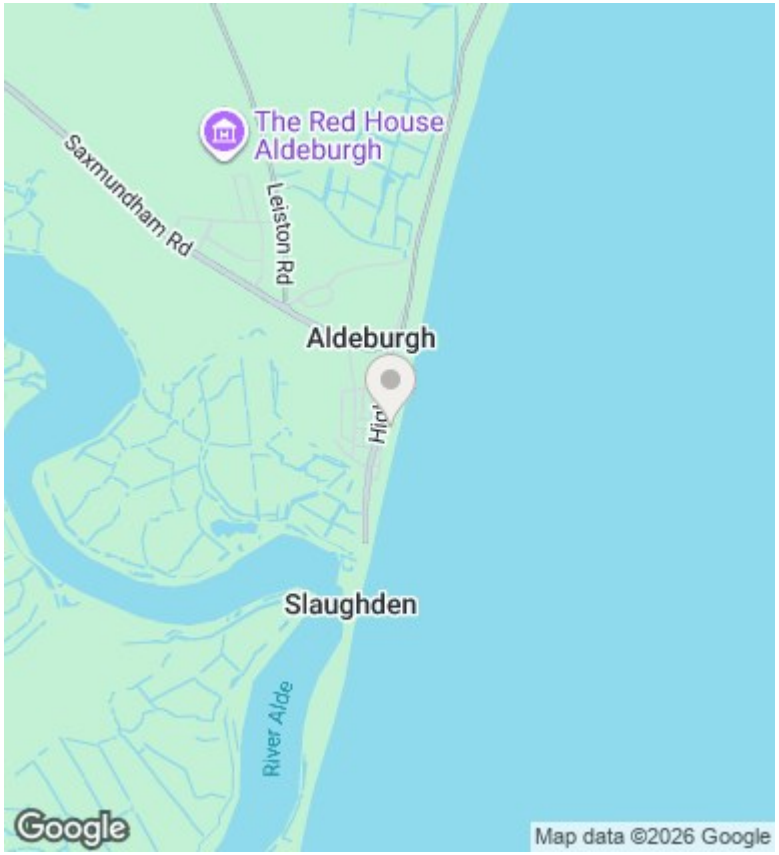
Approx. 54.4 sq. metres (585.7 sq. feet)

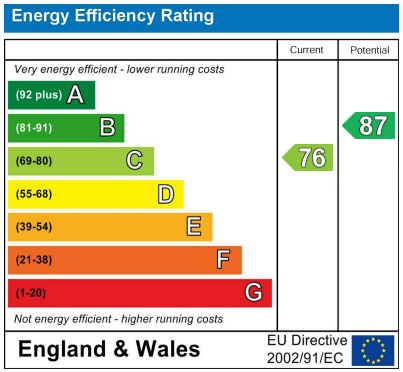


First Floor

Approx. 33.0 sq. metres (354.8 sq. feet)

Total area: approx. 87.4 sq. metres (940.5 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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