



## Aldeburgh,

Offers In Excess Of £425,000

- No Onward Chain
- High Street Location
- Gas Central Heating
- Two Double Bedrooms
- Sea Views
- Double Glazing
- Bay Fronted Cottage
- Courtyard Garden
- EPC - D

# High Street, Aldeburgh

Offered for sale with no onward chain, is this characterful bay fronted two bedroom terraced, situated on the popular High Street in Aldeburgh. 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:





## DESCRIPTION

A delightful bay fronted town cottage situated in the heart of this renowned seaside town. The cottage is set back from the road behind a low brick wall. The accommodation retains great charm and character with polished floor boards, fireplace with gas stove, wood panel doors, exposed timbers and hardwood sash bay windows. To the rear is a paved courtyard garden and from the first floor a view between houses to the sea.

## ACCOMMODATION

### ENTRANCE LOBBY

### SITTING ROOM

Fireplace with gas fired stove. Exposed timber floorboards and hardwood double glazed sash windows overlook the High Street.

### LOBBY

Staircase rising to the first floor.

### KITCHEN

Fitted with a range of Shaker style base and wall cupboards, wood block work surfaces and butler sink unit. Fitted electric oven and hob with stainless steel cooker hood over. Concealed fridge, dishwasher and washing machine. Double glazed casement doors open to the rear courtyard.

### SHOWER ROOM

Floor and wall tiling. Heated towel rail. Floor drain shower with overhead and handheld showers. Hand basin and W.C. Opaque window.

## FIRST FLOOR

### LANDING

## BEDROOM

Hardwood sash bay windows overlooking the High Street.

## BEDROOM

Double glazed window to rear with view towards the sea.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently deleted.

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20689/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

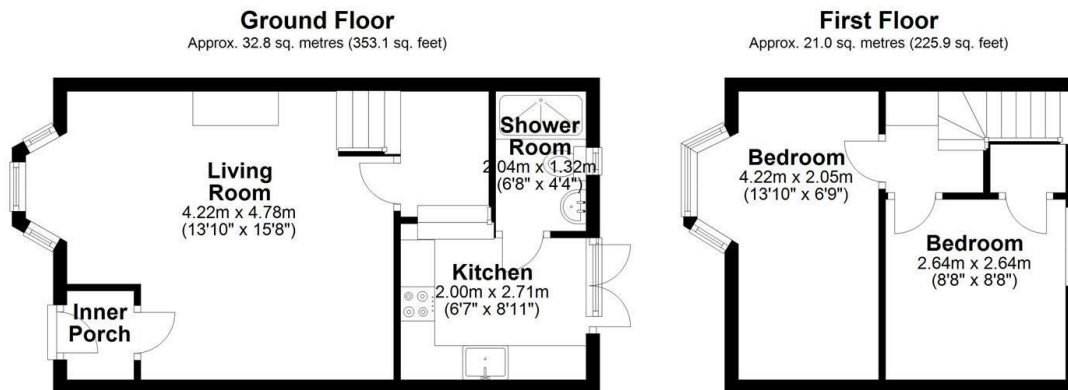
Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



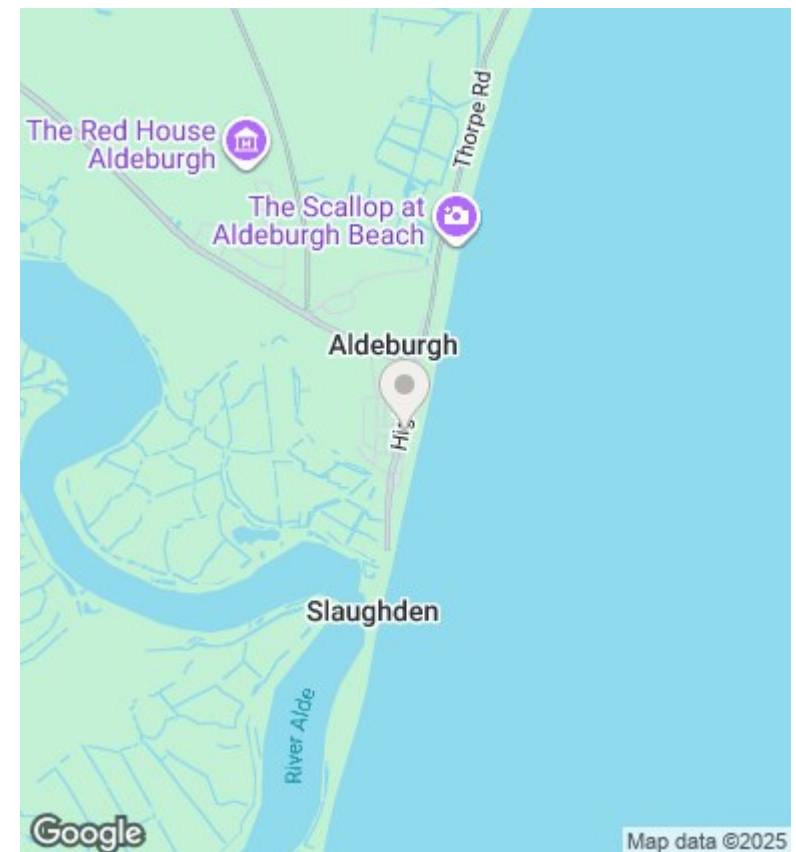








Total area: approx. 53.8 sq. metres (579.0 sq. feet)

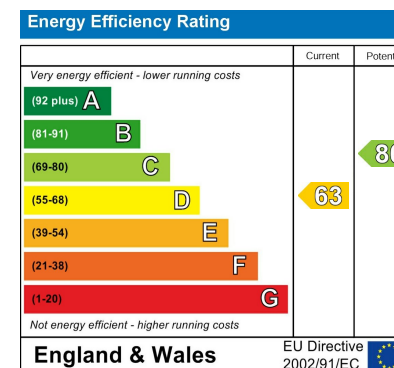


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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](http://www.epcregister.com)