



Aldeburgh, Suffolk

Guide Price £675,000

- Stylish, extended and remodelled detached bungalow on a generous corner plot
- Sought-after location approximately one mile from a renowned coastal town centre
- Impressive open-plan living space with kitchen, dining, and multiple seating areas
- High-quality kitchen with composite worktops, range cooker, and modern appliances
- Bi-fold doors opening to the garden, creating seamless indoor-outdoor living
- Three well-proportioned bedrooms, including a spacious principal suite with en suite
- Luxurious family bathroom with roll-top bath and separate walk-in shower
- Wraparound gardens, ample parking, garage, and a contemporary garden room
- EPC -

The Sandlings, 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: E



DESCRIPTION

This beautifully presented detached bungalow has been thoughtfully extended and remodelled to create a stylish, spacious home of exceptional quality. Occupying a generous corner plot in a highly sought-after location, the property lies just a mile from the centre of a renowned coastal town.

A smart composite-clad entrance porch opens into an impressive open-plan living space, cleverly arranged to provide distinct yet connected areas for cooking, dining, and relaxing. At the heart of the home is a well-appointed kitchen fitted with a high-quality range of storage cabinets, composite Tri-stone work surfaces, an integrated range cooker with pop-up extractor, and space for an American-style fridge freezer and dishwasher. A striking karndean herringbone floor runs throughout this expansive room, unifying the elegant sitting area with its fireplace, the dining space, and a light-filled room with vaulted ceiling and bi-fold doors opening seamlessly onto the rear garden.

An inner hallway leads to a practical utility room with ample storage and direct garden access, and continues to three well-proportioned bedrooms. The principal bedroom, positioned at the front of the property, is a particularly generous and refined space with a stylish en suite shower room. The second bedroom overlooks the rear garden, while the third—currently used as a study—features a floor-to-ceiling window to the front. The family bathroom is finished to a high standard, offering a classic roll-top clawfoot bath, a separate walk-in shower, a vanity basin with storage, and elegant tiling throughout.

Outside, a shingle driveway provides ample parking and turning

space, along with access to an attached single garage. The gardens wrap around the front and side of the property, while a gate leads to the rear garden, thoughtfully arranged with lawned areas and a composite decking adjoining the bi-fold doors—ideal for outdoor entertaining. A useful storage area and a contemporary garden room complete this appealing outdoor space.

This is a superb opportunity to acquire a stylish and versatile home in a prime coastal setting.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

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: 21054/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

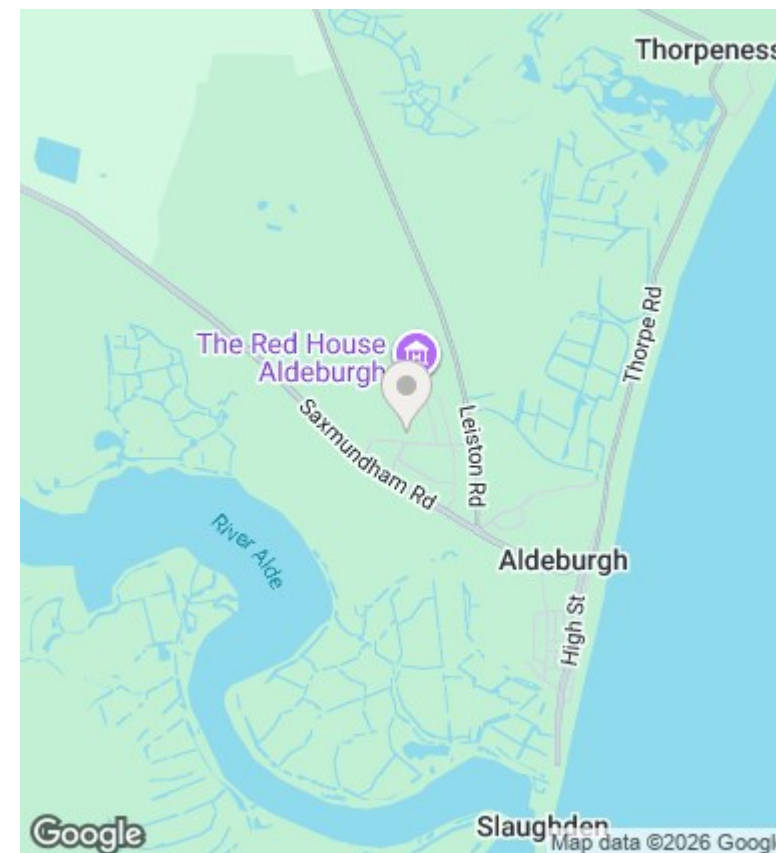
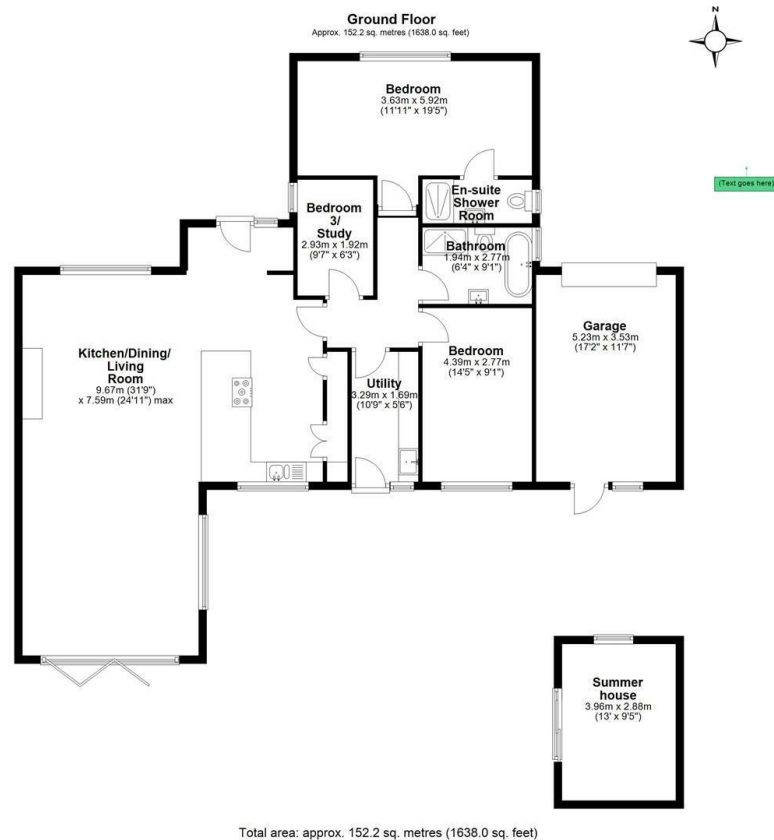
purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

ANTI-MONEY LAUNDERING (AML) AND ID 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







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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com