



Aldeburgh,

Guide Price £310,000

- Completed Chain
- Stones Throw from Beach
- Gas Central Heating
- Mezzanine Bedroom
- Immaculate Shower Room
- EPC -
- Tall Ceilings
- Ideal Holiday Home / Let

King Street, Aldeburgh

A historic King Street cottage a stones throw from Aldeburgh's 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.



Council Tax Band: B



Tenure

Freehold

Open-Plan Living & Dining Area

An impressive open-plan living and dining space with exceptional ceiling height, creating a wonderful sense of light and volume. Large shuttered windows flood the room with natural light, while the attractive chimney breast with a gas fireplace provides a striking focal point, adding warmth and character.

Kitchen

A well-appointed kitchen featuring an excellent range of eye-level and base units, complemented by a practical central island incorporating a breakfast bar and integrated fridge and freezer. The gas boiler is conveniently located near the entrance.

Bedroom

Positioned on a charming mezzanine level, the spacious bedroom comfortably accommodates a double bed and fitted or freestanding wardrobes, creating a peaceful and inviting retreat.

Bathroom

A beautifully presented bathroom fitted with a contemporary walk-in shower, WC, wash basin, and heated towel rail, offering both style and practicality.

SERVICES

Mains Gas, Water, Electricity & Sewage

Outgoings

Council Tax Band Currently B

Viewing

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ

for an appointment to view.

Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469

Fixtures & Fittings

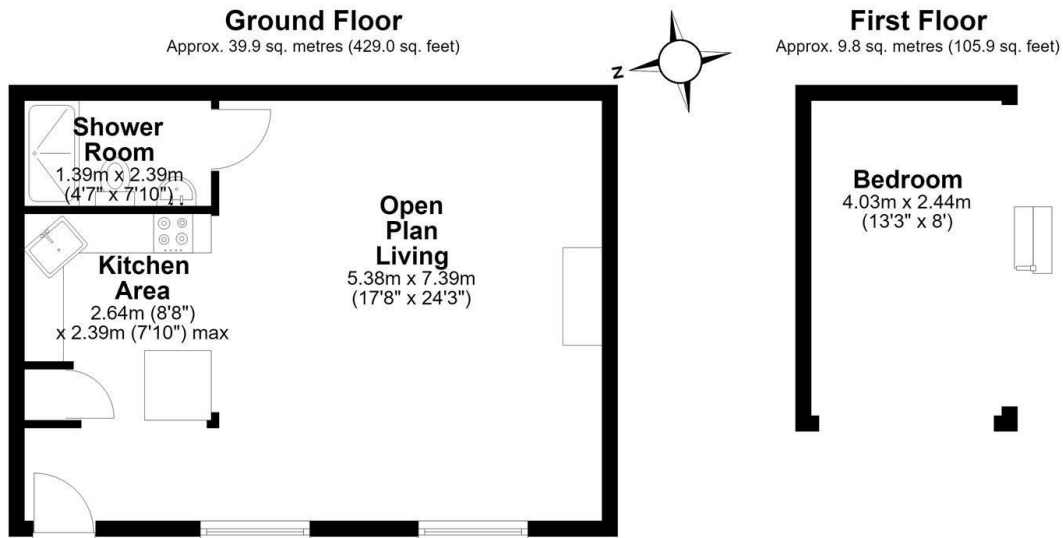
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in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

Agent Note

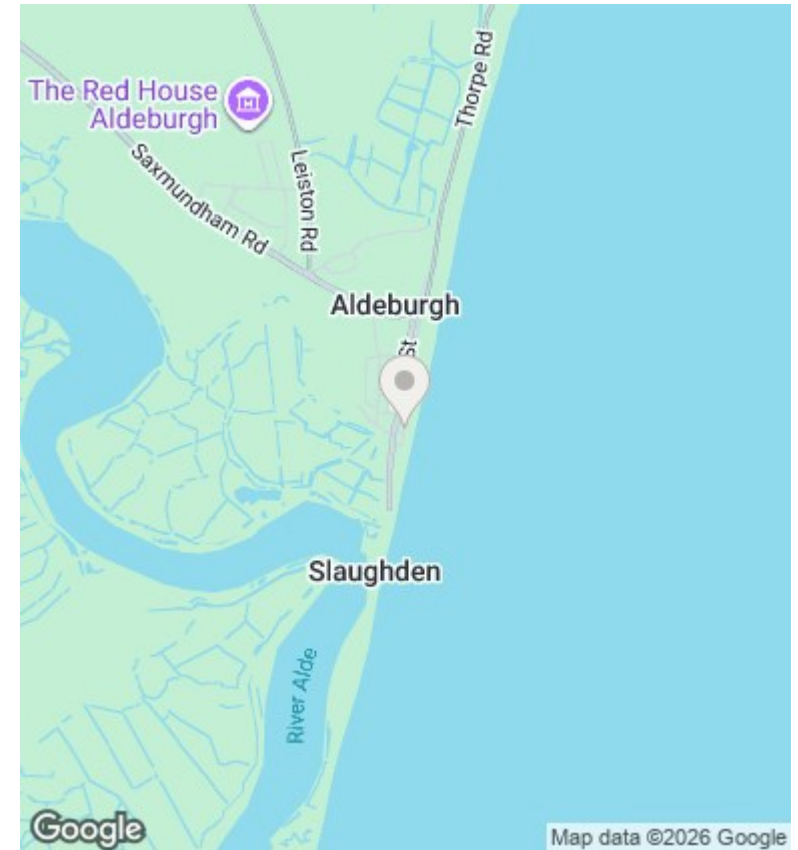
Flying Freehold Above







Total area: approx. 49.7 sq. metres (534.9 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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