



## Aldeburgh, Suffolk

Offers In Excess Of £260,000

- Immaculate 2 Bedroom Town Cottage
- Gas Central Heating & Double Glazing
- Fitted Kitchen Overlooking the Garden
- Open Plan Sitting/Dining Room
- First Floor Bathroom
- Shingle Garden & Summer House/Store
- Walking Distance to Town Centre & Beach
- No Onward Chain
- EPC - D

# Leiston Road, Aldeburgh

A well presented two bedroom mid terrace cottage, situated within walking distance to the High Street and sea front. 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: B



## DESCRIPTION

This delightful mid-terrace cottage, built of traditional red brick under a slate roof, perfectly blends period charm with modern comfort. A two-storey rear extension has created a well-planned and deceptively spacious layout, ideal for relaxed coastal living.

The sitting/dining room is a welcoming double-aspect space, full of natural light, and retains an attractive original fireplace (currently sealed) that adds character and warmth. To the rear, the modern fitted kitchen overlooks the garden and features a range of gloss-finished wall and base units with ample work surfaces and a composite sink unit. A side entrance door provides convenient access to the garden.

Upstairs, there are two bedrooms and a modern family bathroom. The principal bedroom, positioned at the front, includes fitted wardrobes and a window overlooking Lace Road, while the second bedroom enjoys views over the rear garden. The central bathroom is fitted with a contemporary white suite and benefits from a rear-facing window, allowing plenty of natural light.

Outside, the property is set back from the road behind a low brick wall, while to the rear lies an attractive, low-maintenance garden, mainly laid with shingle and planted with a variety of shrubs. A stepping-stone path leads to a timber and glazed summer house/store, complete with electric supply – ideal as a hobby space, garden office, or additional storage.

The cottage benefits from gas central heating and double glazing throughout and is beautifully maintained. Situated in a highly desirable location, it is just a short stroll from local shops,

Aldeburgh's vibrant High Street, and the picturesque seafront.

Offering the perfect combination of character, comfort, and convenience, this charming cottage would make a wonderful full-time home, weekend retreat, or holiday let in one of Suffolk's most sought-after coastal towns.

## TENURE

Freehold

## AGENTS NOTE

Pedestrian rights of way to the rear for access to the neighbouring property.

## OUTGOINGS

Council Tax Band currently Band B

## 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](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20936/RDB.

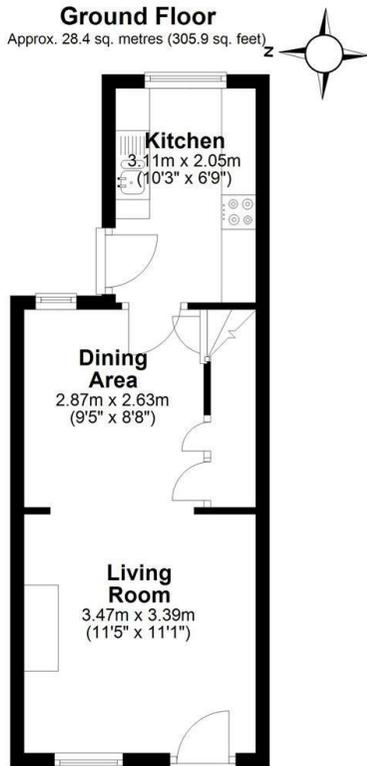
## FIXTURES AND FITTINGS

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

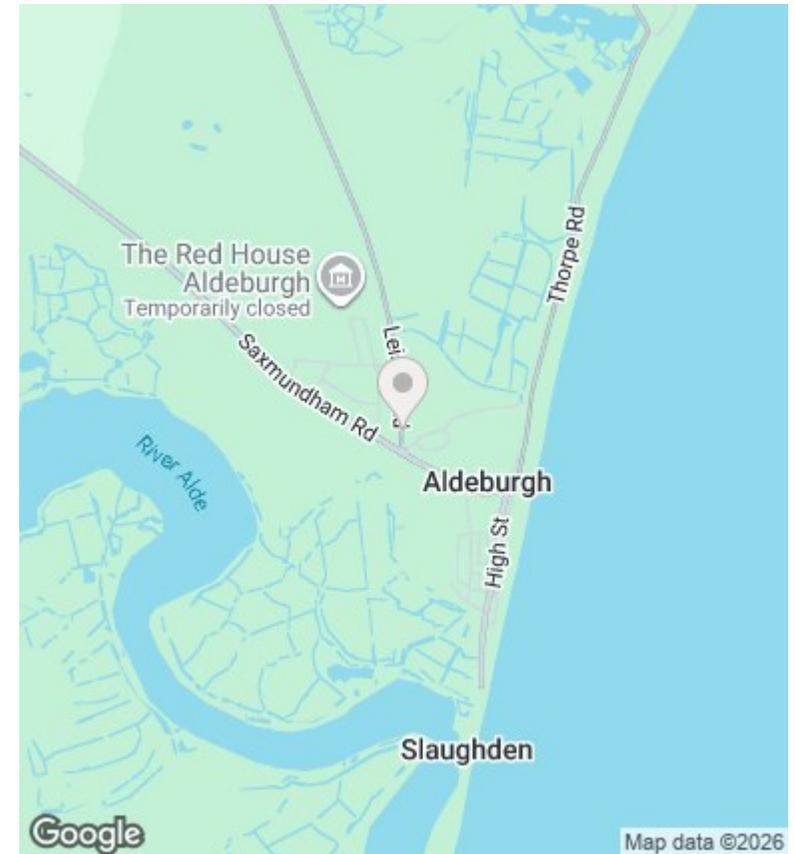
be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director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







Total area: approx. 56.8 sq. metres (611.9 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(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](http://www.epcregister.com)