



## Aldeburgh, Suffolk

Guide Price £599,500

- 2/3 Bedrooms
- Courtyard Garden
- 1/2 Living Rooms
- EPC - C
- No Onward Chain
- In Sight of the Sea
- Balcony
- Off Road Parking
- Close to High Street
- Stylish Kitchen / Dining Room



# Brudenell Street, Aldeburgh

25 Brudenell Street is situated in a peaceful location yet is within a few paces of the sea front and a short stroll to the beach of this extremely popular seaside town.

Aldeburgh is 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: D



## DESCRIPTION

Flick & Son are pleased to offer for sale this modern town house, in sight of the sea and just a few paces from both the sea front and High Street at the southern end of this historic town.

This property offers the incredibly rare combination in Aldeburgh of a two/three bedroomed house with gated off-road parking; private, outside living and entertaining space; and view of the sea - all within less than a minute's walk of the beach. The well presented and versatile accommodation with double glazing and gas central heating includes a stylish fitted kitchen with integrated appliances, sitting room with bi-fold doors opening to the garden and a first floor sitting room with balcony which can also double as a further bedroom. From the first floor there are glimpses of the sea and Alde valley.

## ACCOMMODATION

### ENTRANCE HALL

Staircase rising to the first floor

### SITTING ROOM

Bi-fold doors opening to the courtyard garden.

### KITCHEN/DINER

Fitted with a range of gloss finished base and wall cupboards, work surfaces with lighting, sink unit, integrated appliances include Neff electric double oven and hob with extractor hood over. Concealed dishwasher, fridge/freezer and washing machine. tiled floor.

### FIRST FLOOR

### LANDING

### BEDROOM

Window with glimpse of the Alde valley. En-suite WC and mini hand basin

### BEDROOM

Window with glimpse of the sea.

### SITTING ROOM/BEDROOM

Window with a glimpse of the Alde valley and French doors open to a balcony with view toward the sea.

### BATHROOM

White suite comprising corner shower cubicle with over head and hand held showers, hand basin and W.C unit with integrated storage. Heated towel rail and tiled floor.

### TENURE

Freehold

### OUTGOINGS

Council Tax Band currently D

### 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: Tel: Ref: 20451/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.

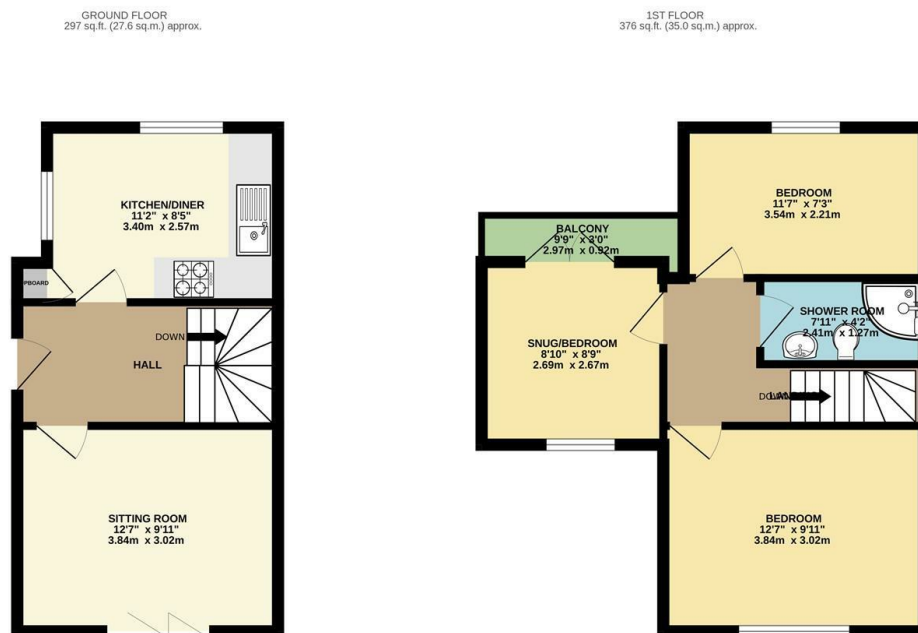
#### **AGENTS NOTE**

Furnishings available subject to further negotiation.









TOTAL FLOOR AREA: 673 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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)