Flick & Son
Coast and Country

Aldeburgh, Suffolk

Guide Price £395,000

- No Onward Chain
- Two/Three Bedrooms
- Gas Central Heating
- Sea Views
- One/Two Reception Rooms
- EPC - D
- Courtyard Garden
- Fitted Kitchen with Appliances

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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High Street, Aldeburgh

In sight of the sea. 90 Sqm FIRST FLOOR 3 BEDROOM APERTMENT WITH SEA VIEW. Warwick Court is situated in a peaceful location yet is within a few paces of the sea front and a short stroll to the High Street 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.

3 1 1 D

Council Tax Band: D

DESCRIPTION

A unique opportunity to acquire a freehold first floor apartment in an excellent location just a few paces from the sea front and High Street of this iconic seaside town. Approaching from the corner of Crabbe Street and Warwick Court, a hand gates opens to a private walled courtyard with external steps leading to a balcony entrance opening to the kitchen. A secondary entrance can be made via a right of way over private garden within the courtyard on the west side of the building where a storm porch and entrance door opens to a private lobby with stairs rising to the hallway. The spacious accommodation with gas central heating and secondary glazing comprises a wide hallway allowing access to the sitting room, kitchen/breakfast room, fitted with a full range of appliances, second reception room/bedroom with excellent coastal views and two further bedrooms, a spacious bathroom completes the accommodation. The kitchen, second reception room and bedrooms all enjoy angled views toward Moot Hall, Crag Path and the sea.

ACCOMMODATION

ENTRANCE LOBBY

HALLWAY

SITTING ROOM

West facing sash windows with views to Adair Lodge. Cupboard housing gas fired central heating boiler.

KITCHEN/BREAKFAST ROOM

Range of fitted base and wall units, work surfaces with single drainer sink unit and tiled surrounds. Fitted gas cooker with cooker hood over, microwave, fridge, separate freezer, dishwasher and washing machine. East facing sash window and entrance door to a balcony with steps leading down to a private courtyard garden with gated access to Warwick Court.

BEDROOM/RECEPTION ROOM

Sash windows with north and west facing views toward Crag path, Moot Hall and the sea.

BEDROOM

Sash windows to the North & West with angled view over roof tops to the coast.

BEDROOM

Sash windows view to west toward Adair Lodge.

BATHROOM

Suite comprising panel bath, shower over bath, hand basin and WC. Tiled surrounds, opaque sash window.

TENURE

Freehold. The majority of the property consists of a flying freehold.

OUTGOINGS

Council Tax Band currently D. Further details can be obtained via East Suffolk Council.

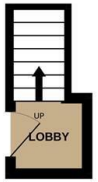
VIEWING ARRANGEMENT

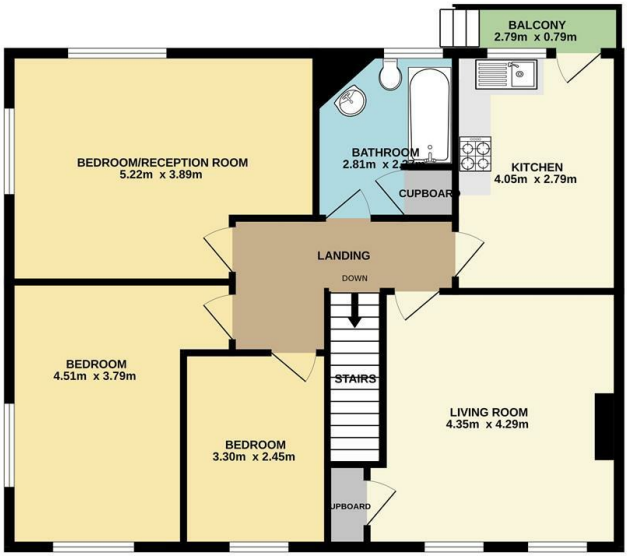
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20373/RDB.

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 FLOOR AREA : 89.5 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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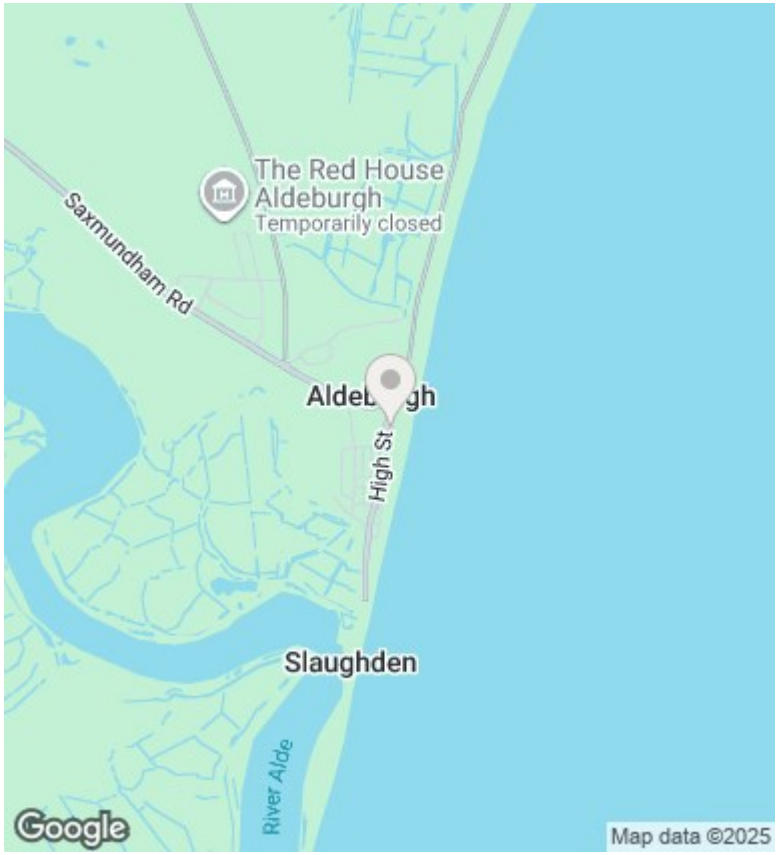

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, 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

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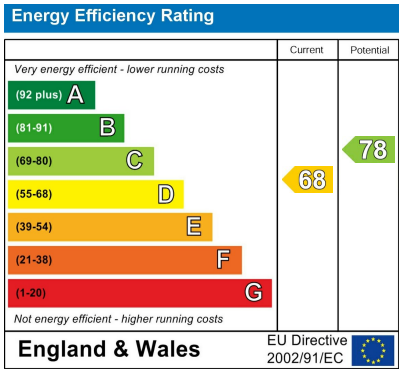

Energy Efficiency Rating

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

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