



Sizewell, Suffolk

Guide Price £525,000

- Panoramic Sea Views
- East & West Facing Gardens
- Direct access to the Dunes & Beach
- Additional Parcel of Land
- Large Double Garage with Loft Storage
- 2 Double Bedrooms
- 14 Solar Panels + 9.6 Kw Battery Storage
- Home Office Studio with Central Heating
- Oil Fired Central Heating & Double Glazing
- EPC - B

Sizewell Gap, Sizewell

Forming part of a purpose-built 19th-century Coastguard Station, this terrace of cottages at Sizewell Gap stand as part of a remarkable chapter in Suffolk's maritime heritage. Built as part of a national network of Coastguard housing designed to deter smuggling and provide naval reserves, the cottages—complete with their distinctive timber-clad elevations and slate roofs—were later absorbed into the Ogilvie Estate of Sizewell Hall in the mid-19th century. Now long in private hands, they offer a rare opportunity to own a piece of Suffolk's coastal history in a beachfront setting.



Council Tax Band: A



DESCRIPTION

Accessed via a private roadway shared with neighbouring cottages, the property occupies an elevated position above the dunes, with all principal rooms enjoying commanding views across the shingle beach and North Sea. A flint-walled front garden opens directly onto the dunes, creating an exceptional connection between home and coastline.

Inside, the accommodation—benefiting from oil-fired central heating and double glazing—has been carefully maintained and tastefully presented. To the rear, an entrance lobby and utility area lead into a well-appointed bathroom and a modern fitted kitchen with ample storage and work surfaces. The two reception rooms include a light-filled dining/living room with a wood-burning stove and a separate sitting room leading to a small conservatory and front entrance lobby, both offering superb sea views. Upstairs, there are two generously proportioned double bedrooms, each enjoying panoramic views over the sea and coastline.

Across the private roadway, a five-bar gate opens onto a driveway with ample parking, flanked by lawns and a timber garden shed. The substantial detached double garage includes power, lighting, water supply, and oil-fired central heating, with an internal staircase to a loft storage room above. Attached is a centrally heated office/studio, double-glazed and ideal for home working or creative use. Behind this, a further enclosed garden features a paved patio and lawned area, perfect for outdoor entertaining.

To the north of the main cottages lies an additional parcel of land, presently laid to lawn with raised timber-edged vegetable beds, a selection of fruit trees, and a timber store. This area offers scope for

multiple uses—such as extended garden space, further parking, or storage—subject to any necessary consents.

Beautifully presented and steeped in coastal character, Two Coastguard Cottages represent a rare opportunity for beachfront living on the Suffolk coast, combining historic charm with practical modern amenities, outstanding sea views, and superb outbuildings for flexible use.

TENURE

Freehold

OUTGOINGS

Council Tax Band A

SERVICES

Mains electricity, water and septic tank

Separate Oil fired central heating for house and garage/office building.

Income generating PV solar array & battery storage

AGENTS NOTE

Prospective purchaser should be aware that there are various infrastructure projects proposed for the East Suffolk Coastal area including a new nuclear power station at Sizewell.

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: /RDB.

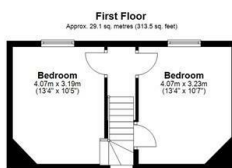
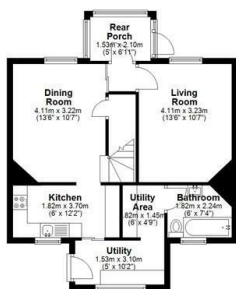
FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are

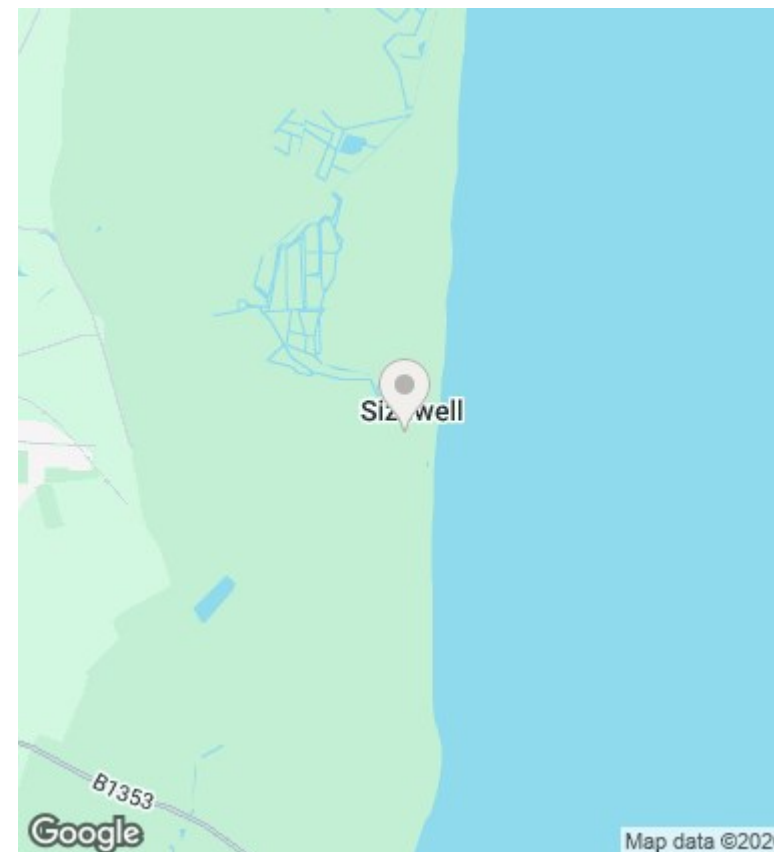
specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer 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. 142.9 sq. metres (1537.7 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			100
(92 plus) A			
(81-91) B		89	
(69-80) C			
(55-68) D			
(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