



Aldeburgh, Suffolk

Guide Price £595,000

- No Onward Chain
- High Ceilings
- Gas Central Heating
- View to the Sea from the Principal Bedroom
- Second Reception Room
- Double Glazing
- Large Living Room
- Ensuite
- EPC - D

High Street, Aldeburgh

An elegant and spacious town house standing at the southern end of the High Street with a view along Hertford Place towards the sea. 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: E



DESCRIPTION

An elegant town house situated at the southern end of the High Street, a few paces from the sea front and the excellent shops and restaurants Aldeburgh has to offer. Set back from the road behind brick raised and planted beds and a small shingle garden, the accommodation is deceptively spacious with high ceilings. The large living room has sash windows over looking the high street and an imposing fireplace. Steps lead to open lobby and the second reception room/dining room with glazed casement door open to the shared courtyard to the rear. The kitchen is fitted with a range of oak finished kitchen units and a rear lobby leads to the cloakroom and second rear entrance door. On the first floor there are three well proportioned bedrooms and a family bathroom. The principal bedroom enjoys a view along Hertford Place towards the sea and has an ensuite shower room. The courtyard to the rear is shared with the two neighbouring properties, along with a passageway leading past individual storage rooms to the High Street. The accommodation with gas central heating and double glazing comprises;

ACCOMMODATION

SITTING ROOM

9'9 high ceiling. Two double glazed sash windows overlooking the High Street. Fireplace with carved mantle and surround. Electric fire. Staircase rises to the first floor with store cupboard below. Steps to:

LOBBY

DINING ROOM

Recessed ceiling spot lights. Double glazed casement door to the rear. Steps to:

KITCHEN

Range of oak finished base and wall cupboards, work surfaces and composite single drainer sink unit, tiled surrounds. Fitted electric oven and induction hob with cooker hood over. Space and plumbing for washing machine. Recessed spot lights, window to rear. Glazed casement door to:

REAR LOBBY

Glazed casement entrance door to rear.

CLOAKROOM

Suite comprising hand basin with tiled splash back and W.C.

FIRST FLOOR

LANDING

Built in airing cupboard. Shallow storage cupboard.

BEDROOM

Double glazed sash window with view along Hertford Place towards the sea.

ENSUITE

White suite comprising tiled shower cubicle, hand basin and W.C.

BEDROOM

Secondary glazed sash window to the rear.

BEDROOM

Secondary glazed sash window to the rear.

BATHROOM

White suite comprising hand basin with blue tiles splash back, W.C. and bath with blue tiled surround. Radiator and opaque double glazed window.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

VIEWING ARRANGEMENT

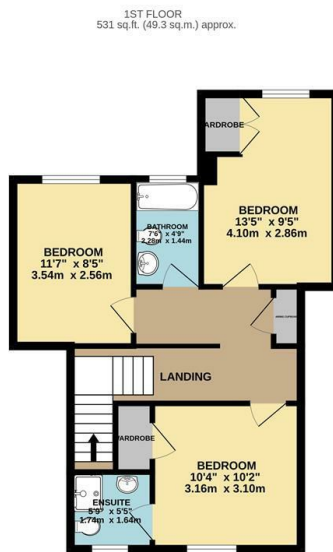
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20598/RDB.

FIXTURES & FITTINGS

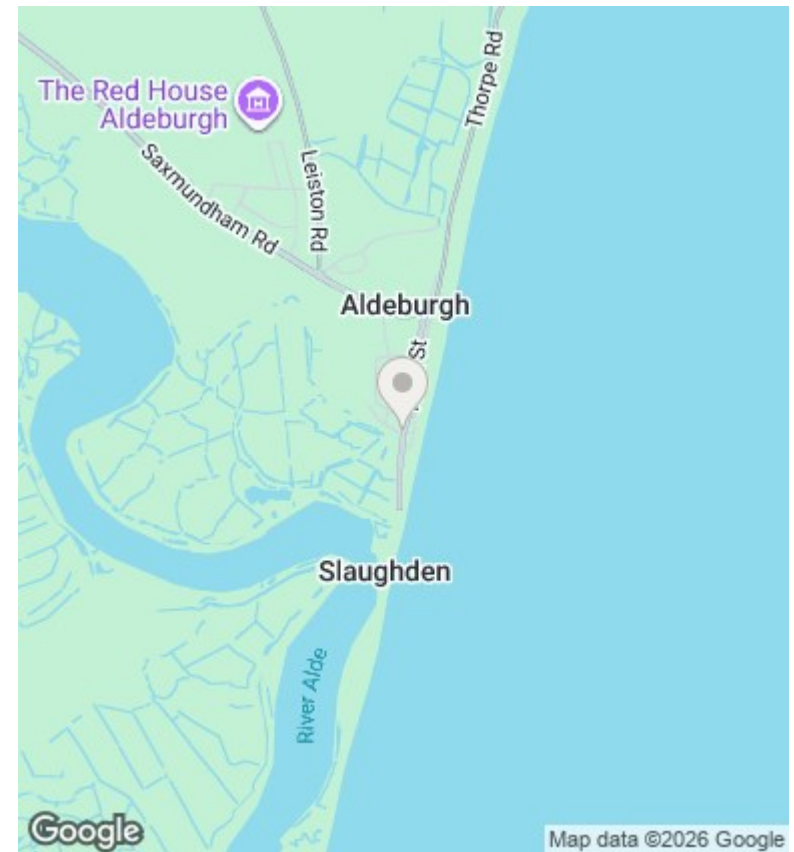
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TOTAL FLOOR AREA: 1202 sq.ft. (111.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any minor omissions or mis-statement. The plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency can be given.
 Made with Metreplan (2023)



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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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