Flick & Son
Coast and Country







Aldeburgh, Suffolk

Guide Price £375,000

- No Onward Chain
- Large Open Plan Living Room & Kitchen
- Gas Central Heating
- Property has been re-roofed
- Three Well Proportioned Bedrooms
- High Quality Kitchen with Integrated Appliances
- Double Glazing
- Double Garage & Garden
- Two Re-Fitted Shower Rooms
- EPC - D

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
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Victoria Road, Aldeburgh

Superb, RENOVATED first floor apartment with GARDEN & GARAGE. 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.

3 2 1 D

Council Tax Band: C





DESCRIPTON
A particularly spacious first floor apartment located in this excellent location, within walking distance from the High Street and sea front of this sought after Suffolk seaside town. The present owner has undertaken an extensive programme of refurbishment creating a highly desirable home, ideal for either permanent or second home occupation. The first floor accommodation has large south facing windows overlooking a green at the entrance to Park road and to the countryside beyond. To the rear a driveway and parking area shared with is neighbours, leads to the double garage and a hand gate opens to the private garden. The accommodation with gas central heating and double glazing features;

ACCOMMODATION

ENTRANCE HALL
Entrance door. Second entrance door opening into the garden. Staircase to first floor.

FIRST FLOOR

LANDING
Built in storage cupboards and cupboard housing gas fired central heating boiler, water cylinder and water softener.

OPEN PLAN LIVING ROOM & KITCHEN
A particularly spacious triple aspect living room. High quality fitted kitchen with quartz work surfaces, integrated appliances include; two ovens; gas hob with cooker hood over; concealed fridge/freezer; dishwasher and washing machine/dryer.

BEDROOM
Window overlooking the communal front gardens.

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Window overlooking the communal front gardens.

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Window overlooking the communal front gardens.

SHOWER ROOM
White suite comprising large walk in shower, hand basin with storage draws below and W.C. Window to rear elevation.

SHOWER ROOM
White suite comprising corner shower cubicle, hand basin with storage draws below, heated towel rail and W.C. Window to rear elevation.

OUTSIDE
Shared driveway and access to an en-block double garage. Enclosed private lawned garden.

TENURE
Leasehold.
999 Lease from 1977. Ground rent and service charges apply. Further details on request.

OUTGOINGS
Council Tax Band currently C.

SERVICES
Mains gas, electricity, water & drainage.

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: 20668/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

Lease restriction to property prohibits no short term holiday lets.









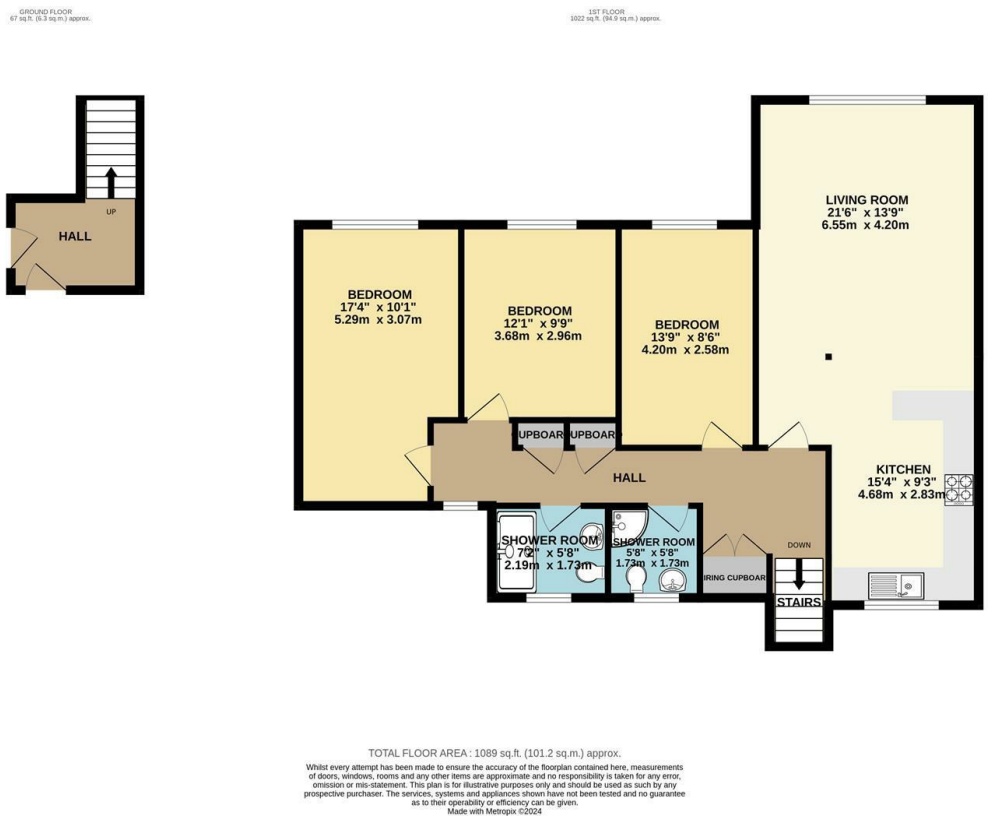


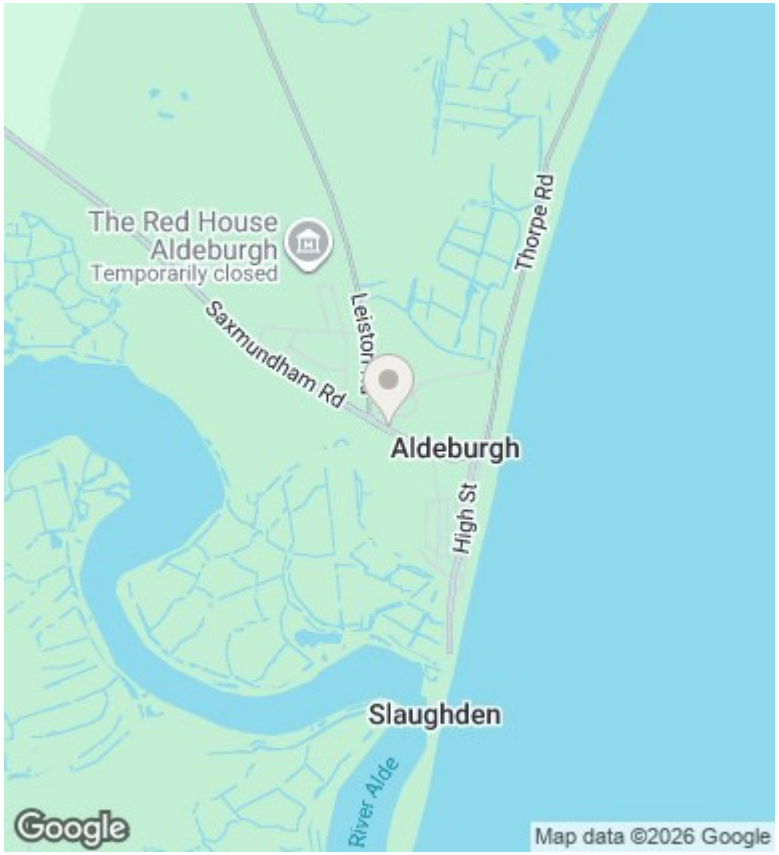










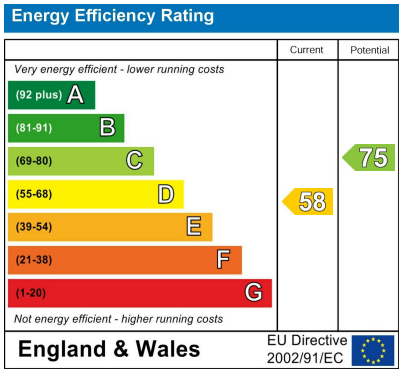


Conveyancing, Surveys & Financial Services

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

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

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