



Directions

From the A12 take the B1119 into Saxmundham. Pass the water tower on your right hand side and take the next right hand turning onto Seaman Avenue sign posted Saxmundham Free School. The property can be found a short distance on the left hand side.

What3words app ///freezers.Asked.studs



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

A deceptively spacious and modern two bedroom terrace property set on the edge of Saxmundham

Rent £895 p.c.m
Ref: R1674/D

11 Seaman Avenue
Saxmundham
Suffolk
IP17 1DZ



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.

To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us

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Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

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Location

11 Seaman Avenue is within easy walking distance of the centre of the town of Saxmundham.

The market town of Saxmundham offers good local facilities including restaurants, hotel, Waitrose and Tesco supermarkets. Saxmundham railway station has good connections through to Ipswich with connecting trains through to London’s Liverpool Street Station.

To the east lies the Suffolk Heritage Coast with the popular centres including Southwold, Walberswick, Thorpeness and Aldeburgh all being within easy reach. Snape, home to the Aldeburgh music and food festivals, is within about three miles to the south, and the County Town of Ipswich lies approximately twenty miles to the south-west.

The Accommodation

Ground Floor

Entering through a partially glazed UPVC front door into

Entrance Lobby

With wall mounted baton with a range coat hooks and glazed door through to

Kitchen 11’9 x 10’7 (3.64m x 3.27m) (Max)

West. Fitted with an excellent range of base and eye level kitchen units comprising oak effect fronts with chrome effect handles. Over base level units is a black granite work surface inset with one and half bowl stainless steel sink with mixer tap over. Also integrated into work surface is a four ring gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Double eye level Neff oven. Single panel radiator. Recess ceiling mounted spotlights. Cupboard housing the gas fired boiler and door through to

Sitting Room 3’7 x 11’9 (1.15m x 3.65m)

East. A good size room with double panel radiator, wood laminate flooring, telephone socket and satellite lead in. Under stairs storage cupboard. Stairs lead up to First Floor Gallery Landing and sliding door through to

Conservatory 10’5 x 8’1 (3.23m x 2.49m)

East. An excellent addition to the property creating a versatile space which would make an excellent Dinning Room or Play Room. With wall mounted uplighters, television aerial socket and door giving access to rear garden.

Stairs leads up from the Sitting Room to



Landing

With smoke detector, hatch to attic and doors off to

Bedroom One 11’9 x 9’7 (3.64m x 2.96m)

East. An excellent size double bedroom with outlook over the rear garden and roof tops of Saxmundham. Single panel radiator and satellite lead in.

Bedroom Two 10’7 x 6’8 (3.28m x 2.09m)

West. A good size single bedroom with outlook to the front of the property. Double panel radiator and door giving access to deep shelved storage cupboard. Further door to **airing cupboard** with fully lagged hot water tank, wall mounted boiler controls and range of partially slated wooden shelves.

Family Bathroom

West. Fitted with three piece suite in white comprising low flush WC, plastic panel bath with mixer taps and handheld shower attachment over and wash hand basin with mixer tap over and storage below. Wall mounted mirror and heated towel rail.



Outside

The property is approached from the public highway by a block paved path with pleasant courtyard garden to front edged by hedging. To the rear of the property is a good size enclosed garden with large raised deck area and storage shed. A gate gives access round to the rear of the property where there is a **single garage**.

Services Mains electricity, gas, water and drainage connected. Gas fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band B. £1,785.97 payable 2023/2024

Local Authority East Suffolk Council

Viewings Strictly by appointment with the Agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

July 2025