

8 Mount Pleasant  
Halesworth  
IP19 8JF



**ATTIK**  
CITY | COUNTRY | COAST

# 8 Mount Pleasant

## Guide Price £160,000

### The spacious family home with great potential...

Tucked away on a quiet residential street just a short walk from Halesworth's vibrant town centre, 8 Mount Pleasant presents a brilliant opportunity for first-time buyers or investors. This ex-local authority home has been in the same family for over 70 years and, while now in need of updating, offers generous space, solid fundamentals, and enormous potential.

Step inside and you'll find a spacious lounge/dining room with exposed floorboards and high ceilings, as well as original internal doors and latches that add a touch of period charm. The kitchen is basic but functional and includes a large pantry and under-stairs storage. A real highlight is the recently fitted modern shower room, featuring a walk-in enclosure, stylish tiling, and a heated towel rail.

This home benefits from several important upgrades including recent UPVC windows throughout, a new IDEAL combi boiler with HALO wireless controls, and a modern internal WC — meaning the essentials are taken care of.

Upstairs there are two well-proportioned double bedrooms (each with original cast iron fireplaces) and a third single bedroom that could serve as a home office or guest room. All bedrooms are bright and airy with views to the front or over the rear garden.

Outside, the front driveway provides off-road parking, with scope to extend over the lawn if desired. A freestanding prefabricated concrete garage sits towards the rear, ideal for storage or conversion, and the garden is mostly private, with mature trees and room to extend the lawn by reclaiming space at the boundary. There's also an old lean-to conservatory — likely a candidate for removal or replacement, offering a chance to create a modern garden room or extension (STP).

Perfectly positioned, Mount Pleasant is within easy walking distance of the town centre, local schools, and the railway station with connections to Ipswich and London Liverpool Street. You're also just a short drive from the Suffolk Heritage Coast, with popular destinations like Southwold, Walberswick, and Dunwich nearby.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority  
East Suffolk

Council Tax Band B

EPC Rating D



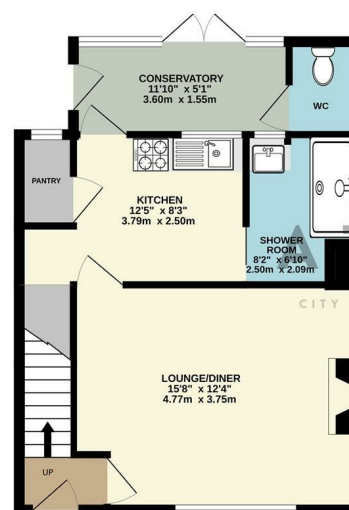
### Contact

01986 899532

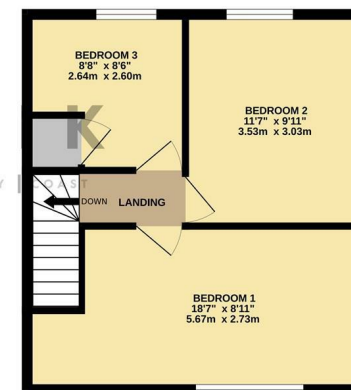
enquiries@attikccc.co.uk

www.attikccc.co.uk

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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.  
Made with Metropex ©2025