



Halesworth, Guide Price £400,000

- £400,000-£425,000 Guide Price
- Living Room & Extended Garden Room to Rear with Bifolds
- Prime Location For Halesworth Town Centre
- Four-Story Victorian Townhouse
- Recently Updated Kitchen/Breakfast Room
- Rented Parking Space Available and Street Permits
- Four Bedrooms with En-suite to Principal Room
- Private Enclosed Courtyard Garden
- EPC - D

London Road, Halesworth

Halesworth is a charming market town in Suffolk, England, known for its rich history, independent spirit, and welcoming atmosphere. Set amidst the scenic countryside near the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, the town boasts a blend of Georgian and Victorian architecture, a thriving arts scene centered around The Cut arts centre, and a selection of quirky shops, galleries, and cafés. Its pedestrian-friendly Thoroughfare is lined with local businesses and seasonal markets, while nearby walking and cycling trails, including the Millennium Green—the largest of its kind in the country—offer easy access to nature. Halesworth blends heritage with creativity, making it a delightful destination for visitors and a vibrant home for its community



Council Tax Band: C



DESCRIPTION

A beautifully presented four-storey Victorian townhouse just a short stroll from the heart of Halesworth. This characterful home combines classic period features with modern updates, offering spacious and stylish living across four levels. The property welcomes you with a charming front garden and leads into a generous lounge featuring high ceilings, decorative cornicing, sash windows, and a feature fireplace. Ideal for entertaining, the open layout flows into a dining space and a bright garden room with bifold doors opening onto a private, walled courtyard garden. The lower ground floor hosts a recently updated kitchen/breakfast room with bespoke cabinetry, integrated appliances, and a Belfast sink, alongside a practical utility area and guest WC. Upstairs, you'll find three well-proportioned bedrooms—including a top-floor principal with en-suite—plus a fourth room suitable for a study or dressing room, and a contemporary family bathroom. With parking options at the rear and excellent access to local shops, cafés, and green spaces, this elegant townhouse offers both convenience and charm in a sought-after Suffolk setting.

LIVING AREAS

The living areas of this elegant home are designed to offer both comfort and versatility. The main lounge is a refined and spacious setting, featuring high ceilings, intricate cornicing, and large sash windows that bathe the room in natural light. A striking fireplace with a cast iron surround adds a warm focal point, perfect for relaxing or hosting guests. Flowing seamlessly from the lounge is the garden room—an impressive, fully insulated space with two sets of bifold doors that open out to the private rear garden. Whether used for entertaining or quiet retreat, this light-filled extension enhances the sense of openness and connection to the outdoors.

KITCHEN

The kitchen, located on the lower ground floor, is a thoughtfully updated and highly functional space, ideal for both everyday living

and entertaining. Renovated in 2022, it features timeless sage green cabinetry, a double Belfast sink, and a large integrated double oven with gas hob, combining classic style with modern practicality. Generous storage and worktop space make it well-suited for busy households, while the adjoining utility area and convenient WC add further convenience to this well-designed level.

BEDROOMS

The property offers four well-proportioned bedrooms arranged across the upper floors, each providing flexibility for modern lifestyles. On the first floor, two spacious double bedrooms include one currently used as a home office, perfect for remote working or creative pursuits. The top floor boasts a generous principal bedroom with far-reaching views and a stylish en-suite shower room, creating a private retreat. An additional single bedroom on this level offers ideal space for a nursery, dressing room, or further office, ensuring every need is comfortably met.

BATHROOM

The property features a beautifully appointed family bathroom on the first floor, designed with contemporary fittings and a clean, modern aesthetic. It offers a relaxing space for daily routines, with quality finishes that complement the home's character. On the top floor, the principal bedroom benefits from a sleek en-suite shower room, providing added convenience and privacy. Both spaces are thoughtfully styled to balance comfort and functionality.

OUTSIDE

Outside, the property offers a beautifully landscaped front garden with slate paving and classic wrought iron railings, creating a welcoming first impression. To the rear, a charming private garden provides a tranquil retreat, featuring attractive paving and enclosed by characterful walls—perfect for outdoor dining or relaxing in the warmer months. Additionally, the property benefits from a rented

parking space at the rear, along with the option for on-street permit parking, ensuring practicality as well as curb appeal.

TENURE

Freehold.

OUTGOINGS

Council Tax Band C.

SERVICES

Mains water, gas, electricity and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889 Ref: 20842/JD.

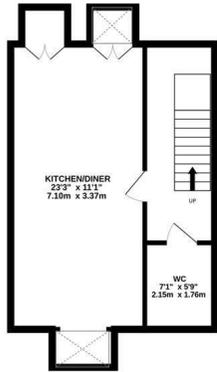
FIXTURES AND FITTINGS

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.

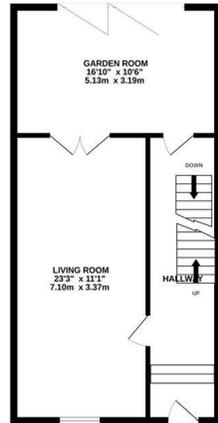




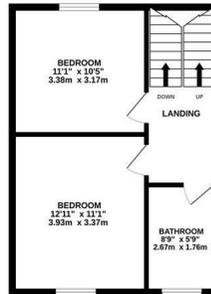
BASEMENT
431 sq.ft. (40.0 sq.m.) approx.



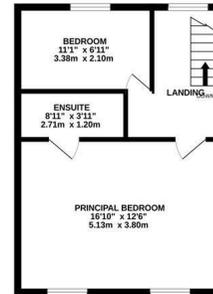
GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.

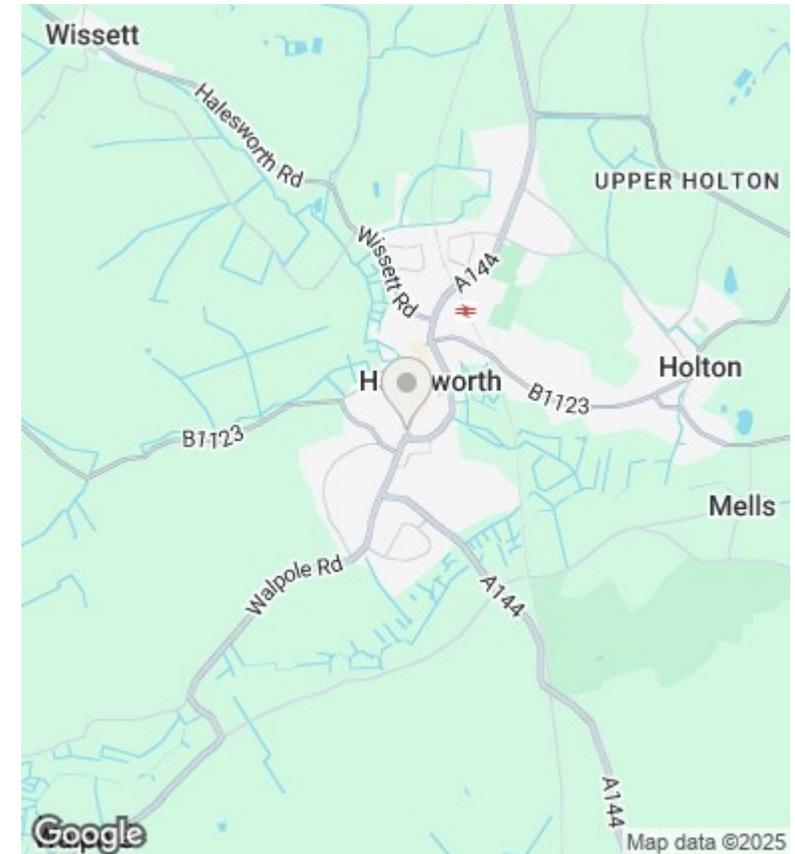


2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1783 sq.ft. (165.7 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.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	57	
(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