



Blythburgh, Suffolk

Guide Price £325,000

- £325,000-£350,000 Guide Price
- Three Double Bedrooms and Ensuite to Principal Room
- Access to Heated Swimming Pool, Gym and Games Room
- Spacious Ground Floor Apartment Within a Grade II Listed Georgian Building
- Set Within Extensive Grounds, Including a Natural Meadow Overlooking the Blyth Valley.
- Open Plan Living with Living, Dining and Kitchen
- Meticulously Updated By The Current Owners, Blending Period Character with Modern Luxury.

Blyth View, Blythburgh

Blyth View is ideally located in the charming village of Blythburgh, in the heart of Suffolk's Heritage Coast, renowned for its natural beauty, historic landmarks, and tranquil countryside. The area offers a peaceful rural lifestyle while remaining within easy reach of local amenities, including shops, pubs, and highly regarded schools. Outdoor enthusiasts will appreciate the proximity to the Blyth Valley, scenic walking and cycling routes, and the nearby Suffolk Coast National Nature Reserve, perfect for exploring wildlife and coastal landscapes. For those seeking broader connections, the towns of Southwold, Halesworth, and Beccles are just a short drive away, providing additional shopping, dining, and leisure options, while rail links and road networks ensure accessibility to the wider region. This location combines the serenity of countryside living with the convenience of nearby coastal towns and attractions.



Council Tax Band:



DESCRIPTION

Set within a magnificent Grade II Listed Georgian building, Blyth View offers an opportunity to enjoy contemporary living in a setting of timeless elegance. Forming part of the prestigious Blyth View development, this spacious ground floor apartment combines period charm with modern luxury, all finished to an exceptional standard. The current owners have meticulously updated the property throughout, creating a stylish and welcoming home that complements the building's historic character. The accommodation includes a generous entrance hall leading to a spacious open-plan living and dining area with 9'0" high ceilings and French doors opening onto the south-facing courtyard, alongside a modern, fully equipped kitchen with integrated appliances. The master bedroom features a contemporary en-suite shower room, while two further double bedrooms with fitted wardrobes provide ample space for family or guests. Throughout, the apartment benefits from gas central heating, double-glazed sash windows, fitted carpets, and exposed ceiling timbers. Blyth View is surrounded by beautifully maintained communal grounds, including an assigned parking space plus ample visitor parking, two peaceful courtyards and a natural meadow overlooking the Blyth Valley, with residents enjoying exclusive access to an indoor heated swimming pool, fully equipped gym, and games room. Combining elegant Georgian architecture, thoughtful modern updates, and exceptional amenities, No. 43 Blyth View offers refined country living within easy reach of Suffolk's Heritage Coast.

LIVING AREA

The open-plan living area at Blyth View is a beautifully designed and inviting space that perfectly blends the property's Georgian character with contemporary style. With impressive 9'0" high ceilings and French doors opening onto the south-facing courtyard, the room is filled with natural light, creating a bright and airy atmosphere. The layout provides a seamless flow between the living, dining, and kitchen areas, making it ideal for both relaxed everyday living and entertaining. The modern kitchen is thoughtfully integrated into the space and includes a full range of high-quality fitted appliances, offering both functionality and elegance. Original exposed ceiling timbers add warmth and character, while double-glazed sash windows and fitted carpets enhance comfort throughout. This superb open-plan room truly serves as the heart of the home, combining period charm with modern comfort in an effortlessly stylish setting.

KITCHEN

The kitchen at Blyth View has been thoughtfully designed to complement the property's elegant Georgian character while offering all the conveniences of modern living. Forming part of the spacious open-plan living area, the kitchen creates a wonderful sense of flow between the cooking, dining, and relaxation spaces, making it ideal for both everyday life and entertaining. Fitted with a full range of high-quality

integrated appliances, it combines practicality with contemporary style, while ample work surfaces and storage ensure a clean, uncluttered finish. A breakfast bar provides an informal dining area and a natural focal point for socialising, connecting seamlessly with the adjoining living and dining areas. The space feels light, open, and full of character, perfectly balancing period charm with modern functionality.

BEDROOMS

The bedrooms offer a perfect blend of comfort, space, and style, reflecting the same high standard of finish found throughout the property. The principal bedroom is a generous and tranquil retreat, featuring a contemporary en-suite shower room and thoughtfully designed fittings that create a calm and relaxing atmosphere. Two further double bedrooms provide ample space for family or guests, each fitted with built-in wardrobes that maximise storage while maintaining a sleek, uncluttered look. All bedrooms benefit from fitted carpets, double-glazed sash windows, and the building's characterful exposed ceiling timbers, adding warmth and charm. Each room has been meticulously updated to ensure comfort and style, offering inviting spaces that combine the elegance of a Georgian home with the practicality of modern living.

BATHROOM AND ENSUITE

The bathroom and en-suite have been finished to a high standard, offering a touch of modern luxury that complements the property's period character. The contemporary en-suite shower room, serving the principal bedroom, features a stylish suite with a spacious shower enclosure, sleek tiling, and quality fittings, creating a private and tranquil space for relaxation. The main bathroom is equally well appointed, designed with comfort and practicality in mind, and includes a modern white suite with elegant fixtures and fittings. Both rooms have been meticulously updated by the current owners, combining clean, modern design with subtle, timeless details to provide bright, well-finished spaces that enhance the overall appeal and functionality of this beautiful home.

CELLAR

The property does have a cellar which is in the basement of the property and accessed via a separate entry point to the residence

OUTSIDE & FACILITIES

The surroundings at Blyth View are as impressive as the apartment itself, offering residents a peaceful and picturesque setting within beautifully maintained communal grounds. The property enjoys access to two charming courtyards and a natural meadow that borders the scenic Blyth Valley, creating a wonderful sense of space and connection with the countryside. These extensive grounds provide an ideal environment for relaxation and outdoor enjoyment, while the south-facing courtyard accessed from the living area offers a perfect spot for morning coffee or al fresco

dining. Residents of Blyth View also benefit from a superb range of exclusive on-site facilities, designed to enhance both well-being and leisure. These include an indoor heated swimming pool, a fully equipped gym, and a games room, all set within the grounds for the sole use of residents and their guests. Together, these amenities and landscaped surroundings create a truly unique lifestyle opportunity, combining the tranquillity of a rural retreat with the comfort and convenience of modern living. The property includes one parking space along with ample visitor parking.

OUTGOINGS

Council Tax Band to Be Confirmed

SERVICES

Mains water, electricity and gas are available. Private drainage. None of the services, the heating installation, plumbing, electrical systems nor appliances (if any) have been tested by the Selling Agents

TENURE

Leasehold

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 JD/20948

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

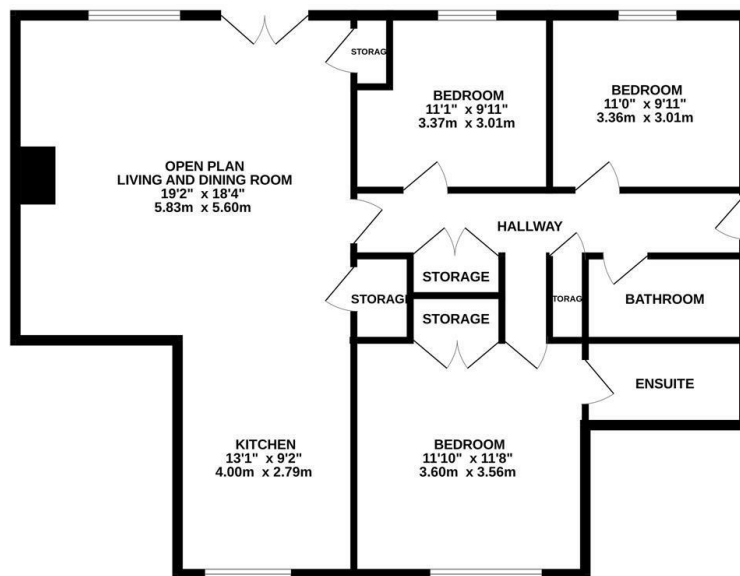
AGENTS NOTES

Please ask agent for information regarding management costs

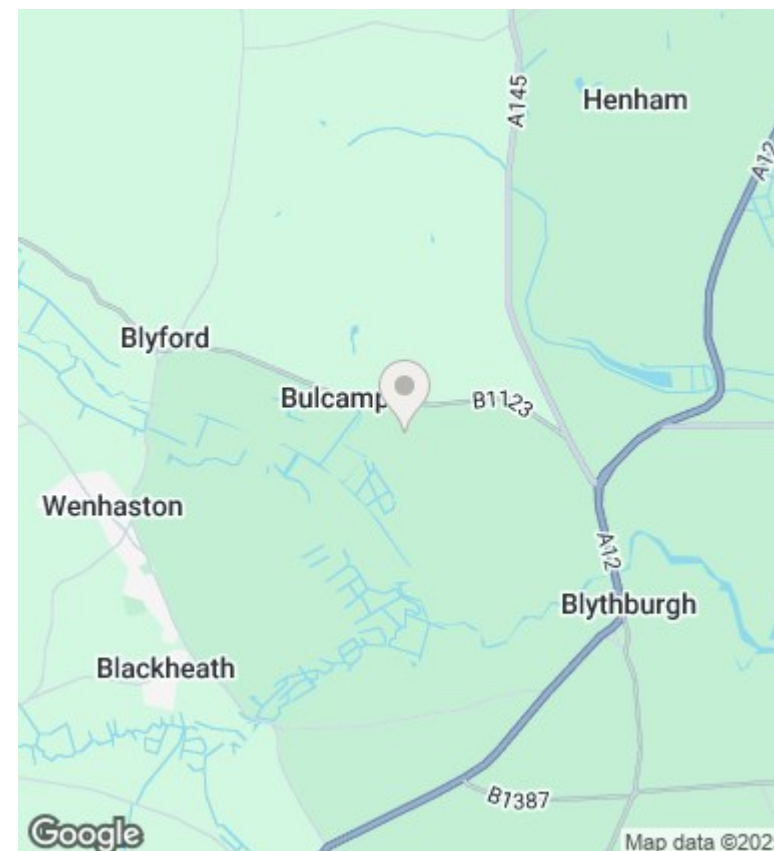




GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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 misstatement. This plan is for illustrative purposes only and should be used as such by only 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, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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