

*A modernised two bedroom  
Maisonette situated on the High  
Street of the popular coastal town  
of Aldeburgh with gardens.*

Rent £925 pcm  
Ref: R1019

159A High Street  
Aldeburgh  
Suffolk  
IP15 5AN



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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## Location

159A High Street in a convenient position in Aldeburgh town centre and within a short distance from the beach. Aldeburgh is one of the region's most popular seaside towns and well known for its annual carnival, held in mid August each year, which takes place along the High Street. The High Street is thriving offering an excellent range of local shops with a Co-op supermarket, fine restaurants and art galleries. The town also benefits from a cinema, library, doctors' surgery and hospital. The town has its own golf and yacht clubs and nearby Snape Maltings, with its world class concert hall, is home to the Aldeburgh festival.

Other attractions in the area include the popular resorts of Thorpeness, Walberswick, Dunwich and Southwold, together with nature reserves at RSPB Minsterme and Havergate Island. There are also ancient castles at Orford and Framlingham. The neighbouring market town of Saxmundham (7 miles away) has Waitrose and Tesco supermarkets and a railway station with direct and connecting services to London Liverpool Street Station. The County Town of Ipswich lies about 25 miles to the south-west.

## Ground Floor

A fully glazed door leads into

### *Entrance Hallway*

With tiled flooring. Solid wooden door leads through

### *Main Hallway*

With stairs off to first floor. An understairs cupboard, double panel radiator and half glazed door leading to rear garden.

Off the main hallway a door leads to

### *Kitchen/Dining area* 11'2 x 9'0 (3.40m x 2.74m)

Fully modernised with a range of base and wall units with under cupboard spotlights and a grey speckled rolltop worksurface. Space for electric oven with extractor hood over and window overlooking the rear garden.

### *Utility/Kitchen area* 11'6 x 6'3 (3.50m x 1.90m)

A further range of matching base units with grey rolltop worksurface over with inset stainless steel sink. Space and plumbing for washing machine. Recently installed Valliant gas boiler. UPVC window and double panel radiator. A door leads off to:



### *Cloakroom*

With low level WC and vanity wash hand basin. Obscure glazed window and double panel radiator.

A staircase from the entrance hallway leads to

## **First Floor**

### *Landing*

With double panel radiator and storage cupboard. A door leading to the flat roof (fire exit and to be used only in emergencies). Doors off the landing leading to

### *Bedroom One* 15'8 x 10'7 (4.77m x 3.22m)

With double panel radiator and window overlooking the rear garden.

### *Sitting Room* 11'2 x 12'0 (3.40m x 3.65m)

A good size double bedroom with ornate fireplace (display only). Double panel radiator and BT and TV point. Window overlooking the High Street to the front.

### *Bedroom Two* 11'9 x 9'0 (3.58m x 2.74m) (max)

With double panel radiator and window to the front of the property overlooking the High Street.

### *Cloakroom*

With low level WC and small vanity unit with inset basin. Heated towel rail and obscured window.

### *Bathroom*

Incorporating bath in white with Bristan electric shower and glass shower screen. Vanity sink with mirror over. Heated towel rail and extractor fan. Obscure glazed window.



## **Outside**

Immediately to the rear of the property there is a large private garden for the sole use of the property. An area of paving and beyond this is a pathway with steps leading up to the rear gate leading onto The Terrace for access. The garden is fully enclosed by walls and has trees and shrubs.

*Services* Mains electricity, 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 C. £1,999.40 payable 2025/2026.

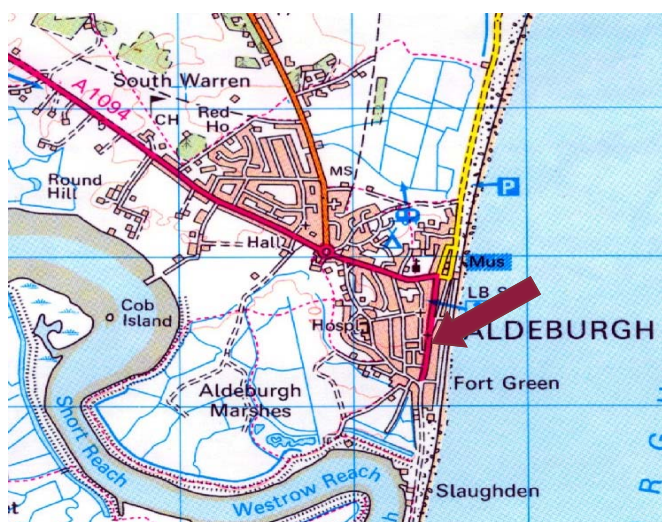
*Local Authority* East Suffolk Council.

*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.

**February 2025**





## Directions

From Framlingham, proceed east out of the town on the B1119 and after approximately three miles turn right signposted to Great Glemham. Proceed through to the A12 and at the junction turn left and proceed north on the A12 for approximately one mile. Take the right hand turning signposted Aldeburgh and proceed on the A1094 and after approximately five miles you will reach the town of Aldeburgh. At the roundabout, take the third exit and head towards the town centre passing the Church. At the junction turn right along the High Street and the property will be found half way down on the right hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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