

A two bedroom maisonette set within a stunning Grade II Listed building, with use of 10 acres of grounds, an indoor swimming pool, gym and games room.



RENT

£1,050 PCM

Ref: R2482

Address

17 Blyth View
Blythburgh
Suffolk
IP19 9LB



A two bedroom first floor apartment with outstanding views

Designated parking space and ample visitors' spaces. Use of 10 acres of private grounds, along with indoor swimming pool, games room and gym.

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

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

17 Blyth View sits within a courtyard of the Blyth View development in the parish of Blythburgh. The village benefits from a dining pub, The White Hart, and is just five miles from the popular Heritage Coast town of Southwold. The historic town of Halesworth is also five miles away, and here there are a Co-op supermarket and a good range of shops, along with a railway station with connecting services to London Liverpool Street.

Ground Floor

A ground floor entrance leads to a communal area with stairs leading to the

First Floor

Where a door opens into

Entrance Hall

With storage cupboard and door to

Inner Hall

With stairs to second floor and understairs cupboard. Radiator. Doors to

Kitchen 12'5" x 9'6" (3.80m x 2.90m)

With sash window overlooking the courtyard. With a range of wall and base units with roll top worksurface with one-and-a-half bowl stainless steel sink with mixer tap over. Double electric oven and gas hob, integrated fridge/freezer and space for slimline dishwasher and washing machine. Wall mounted gas boiler.

Sitting/Dining Room 17'8" x 13'5" (5.41m x 4.10m)

A good sized, light room with two sash windows overlooking a large courtyard. Two radiators.

From the hall, stairs rise to the

Second Floor

Landing

With storage cupboard and doors off to

Bedroom One 17'8" x 9'6" 5.41m x 2.90m

With sash window and two Velux windows. Radiator.

Bedroom Two 9'6" x 8'3" 2.90m x 2.54m

With two Velux windows and radiator.

Bathroom

With casement window and fully tiled walls. Suite comprising panel bath with gravity fed shower over and screen, pedestal hand wash basin and WC. Radiator.



Outside

The development sits in approximately ten acres of private grounds. All residents benefit from the use of the communal grounds, along with an indoor swimming pool, for which there is a booking system for private sessions, a games room and a gym. The property has a designated parking space and there are ample visitors spaces.

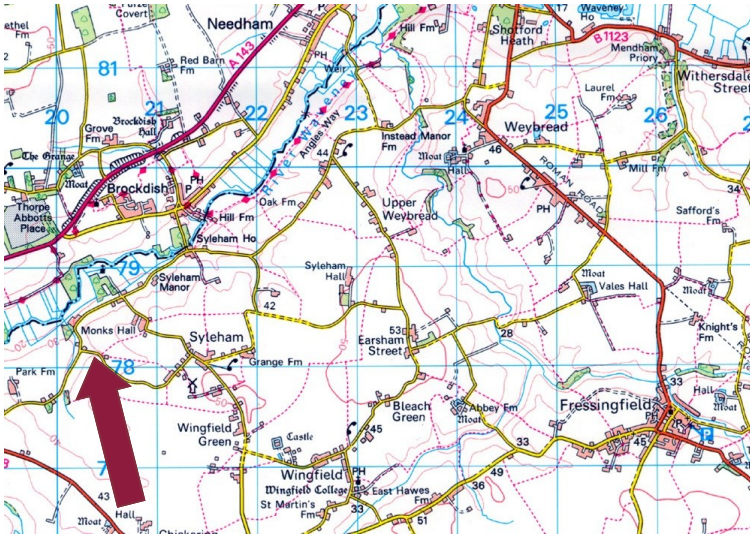


- Viewing* Strictly by appointment with the agent.
- Services* Mains gas, electricity and water. Gas fired central heating. Shared modern sewage treatment plant.
- Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- EPC* Rating = C (76) (Copy available from the agents upon request).
- Council Tax* Band D ; £2,167.62 payable per annum 2025/2026
- Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions

Heading north on the A12, proceed through Blythburgh and turn left onto the A145 signposted towards Beccles. Turn immediately left signposted towards Halesworth. The entrance to Blyth View will be found a short way along on the left hand side. Proceed along the drive and then bear left into the courtyard. Within this, you will find the designated parking space for number 17. The communal entrance door to number 17 can be found in the far right hand corner.

What3Words location:

///



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.