



## Aldeburgh, Suffolk

Offers In Excess Of £450,000

- Parking for Two Cars
- Kitchen/Breakfast Room
- Part-Walled Garden
- Successful Holiday Let
- Integrated Appliances
- Stylish Ensuite & Bathroom
- Three Bedrooms
- Sitting/Dining Room
- EPC - B

# Lapwings, Aldeburgh

Immaculately presented three bedroom modern end terrace town house.



Council Tax Band: D



## **DESCRIPTION**

An immaculately presented end terrace town house of rendered elevations below a pantile covered roof is set in a small select development in this most sought after of Suffolk coastal towns. A footpath via the Church Farm estate leads down to the sea front and beach. Presently a successful holiday let, the well planned accommodation with gas fired central heating and double glazing features; entrance hall, fitted kitchen/breakfast room with integrated appliances, sitting/dining room opening into the part walled garden which has an L-shaped paved patio and artificial lawn. On the first floor there are three well proportioned bedrooms, the principal bedroom having an en-suite shower room. A family bathroom completes the accommodation. There are two off road parking spaces to the front of the property.

## **ACCOMMODATION**

### **ENTRANCE HALL**

Staircase rising to the first floor with storage cupboard below.

### **KITCHEN/BREAKFAST ROOM**

Fitted with a range of shaker style base and wall cupboards, work surfaces with matching upstands. Single drainer 1 ½ sink unit with mixer tap and hard water drinking water tap. Fitted water softener. Fitted electric oven and hob with stainless steel splash back and extractor hood. Concealed fridge/freezer, dishwasher and washing machine. Sash window to front elevation.

### **SITTING/DINING ROOM**

Window to side and rear elevations, entrance door to the rear garden.

### **FIRST FLOOR LANDING**

### **BEDROOM**

Built in airing cupboard.

### **BEDROOM**

Sash window to front elevation. Fitted mirror fronted wardrobe.

### **ENSUITE**

White suite comprising shower cubicle, hand basin and WC. Heated towel rail.

### **BEDROOM**

Window to rear elevation.

### **BEDROOM**

Window to rear elevation.

### **BATHROOM**

White suite comprising panel bath with shower over, hand basin and WC. Heated towel rail. Opaque window.

## AGENT NOTE

Holiday Let Rental Income:  
Net Rental Income (After Cleaning & Management Fees) with Air Manage  
Suffolk: 2022 (May to December) £13k, 2023 £18k

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D. Further details can be obtained via East  
Suffolk Council.

## VIEWING

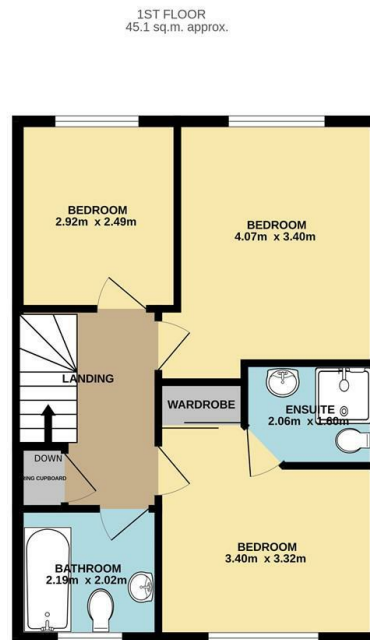
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an  
appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk) Tel: 01728  
452469 Ref: 20385/RDB.

## FIXTURES & FITTINGS

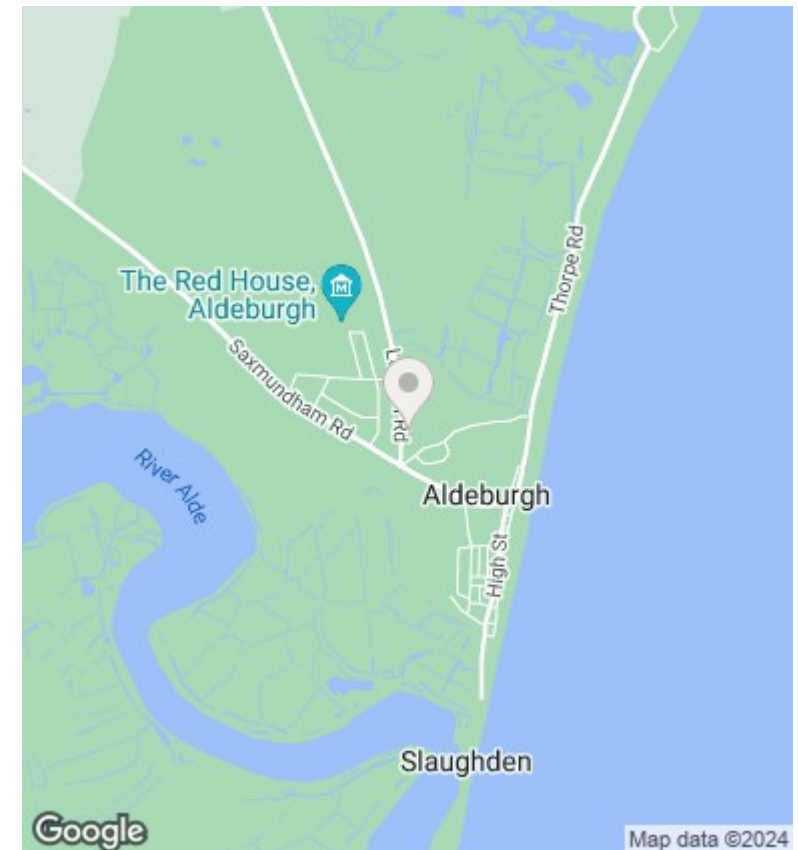
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TOTAL FLOOR AREA: 89.8 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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

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		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)