



## Aldeburgh, Suffolk

Guide Price £365,000

- Successful holiday let
- Designated parking
- Fitted kitchen
- Gas central heating
- A few paces from the beach
- Share of Freehold
- Double glazing
- Two bedrooms with wardrobes
- EPC - C

# Coastguard Court, Aldeburgh

Situated at the southern end of Aldeburgh High Street, just a few paces from the sea front and shingle beach of this an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an eclectic range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.



Council Tax Band: D





## DESCRIPTION

A well presented 2 bedroom ground floor apartment set in an attractive mews development comprising 12 exclusive private apartments benefitting from a secluded courtyard parking area with a gated entrance at the southern end of the High Street a few paces from the sea front. Within the mews the property has a designated parking space and is approached via a covered veranda with a small garden area with space for a bench facing south. The internal accommodation with gas central heating and double glazing comprises; sitting/dining room, fitted kitchen, inner hallway, two bedroom with built in wardrobes and a bathroom. The property is currently utilised as a successful holiday let. However is equally suited to be a full time home.

## ACCOMMODATION

### SITTING/DINING ROOM

Window to front elevation. Built in storage cupboard.

### KITCHEN

Range of fitted base and wall cupboards, work surfaces, 1 ½ bowl single drainer sink unit with mixer tap and tiled surrounds. Fitted electric oven and gas hob with cooker hood over. Plumbing for washing machine and space for under counter fridge. Opaque window to the rear. Gas fired central heating boiler.

### INNER HALLWAY

### BEDROOM

Built in wardrobes, sash windows to front elevation.

### BEDROOM

Built in wardrobe, opaque window to rear elevation.

### BATHROOM

White suite comprising tongue & groove panel bath with shower over, hand basin and W.C. Tiled surrounds, heated towel rail and opaque window to rear.

## TENURE

Leasehold. 970 years remaining. Ground rent currently £25.00 per Annum. Annual service charge; 2022/2023; £2,050.

Share of Freehold via Coastguard Court Management Ltd,

## OUTGOINGS

Council Tax Band currently deleted. Formerly band D

## SERVICES

Mains gas, electricity with smart meters, mains water and drainage.

## AGENTS NOTE

All contents available subject to negotiation.

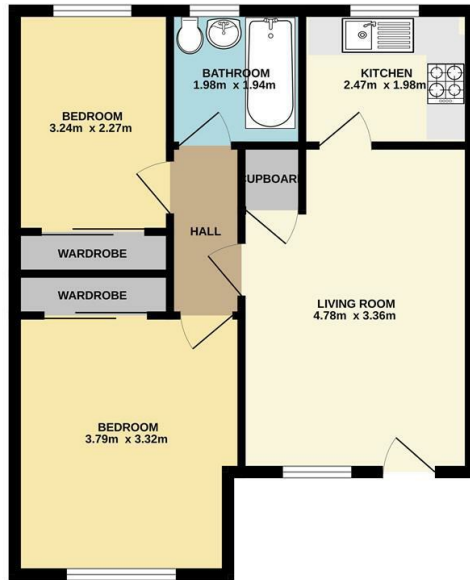
## VIEWING

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: 20412/RDB.

## 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

GROUND FLOOR  
49.8 sq.m. approx.



TOTAL FLOOR AREA - 49.8 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.  
Made with Metropack ©2024



## 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.

## 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.

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](http://www.epcregister.com)

## 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.

## Viewings

Viewings by arrangement only. Call 01728 452469 to make an appointment.