



## Thorpeness, Suffolk

Guide Price £625,000

- Panoramic sea views
- Double glazing
- Direct beach access
- Large deck
- Parking for two cars
- Spectacular sunrises!
- Gas central heating
- Views from every room
- EPC - C

# Tinkers End, Thorpeness

The finest view on the coast! Spacious, immaculate, on the beach, panoramic coastal views with large deck and beach access, this stunning apartment really it has it all. Thorpeness is a popular seaside resort village with a long shingle beach, the Meare, a manmade boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club. Thorpeness is close to the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.



Council Tax Band: D



## DESCRIPTION

Not to be missed! A unique opportunity to acquire a spacious first floor apartment with outstanding sea and coastal views along the beach to Aldeburgh. The well planned accommodation takes full advantage of this beach front location. All the rooms have large windows creating wonderful light living accommodation. Entering the property via a hallway shared with no. 3 a staircase rises to the first floor with a private entrance lobby leading into the apartment spacious L-shape reception/dining room with double aspect and opening to the stylish fitted kitchen with high end integrated appliances. A hallway leads to the three double bedrooms, two enjoying fine sea and coast views, bath and shower rooms and a splendid living room with panoramic views and sliding patio doors opening to the wide deck ideal for alfresco dining and with steps down to the beach path. At the front of the property there is space to park two vehicles and external store room.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Staircase to first floor

### ENTRANCE LOBBY

Opaque windows, cloaks cupboard and cupboard housing gas central heating boiler.

### RECEPTION/DINING ROOM

Large cloaks storage cupboard. Double aspect with sea view. Opening to:

### KITCHEN

Fitted range of gloss finished base and wall cupboards, Polished stone and wood block work surfaces with integrated sink unit.

Integrated appliances include HiSense fridge freezer, MayTage range cooker with extractor over, AEG dishwasher, , washing machine and Gorenje wine cooler. Sea view.

## INNER HALLWAY

### BEDROOM

Sea view.

### BEDROOM

View along the coast line to Aldeburgh

### BEDROOM

Window looking toward Beacon Hill Lane.

### BATHROOM

Suite comprising panel bath with shower over, Pedestal hand basin and W.C. Opaque window, floor and wall tiling.

### SHOWER ROOM

Suite comprising corner shower, Pedestal hand basin and W.C. Opaque window, floor and wall tiling.

### SITTING ROOM

Fine sea and coastal views. Fireplace with gas fire, polished slate surround. Sliding patio doors opening to the DECK with steps to the beach path.

## TENURE

Leasehold. details approx 953 years remaining.

## OUTGOINGS

Council Tax Band currently D  
Annual building insurance currently £589.82

## SERVICES

Mains electricity, gas, water and drainage.

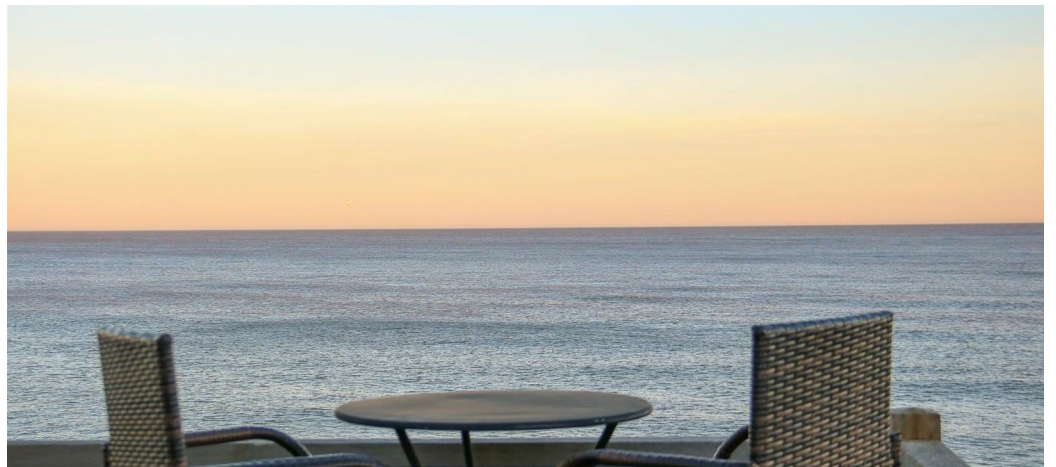
## VIEWING ARRANGEMENTS

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: 20439/RDB.

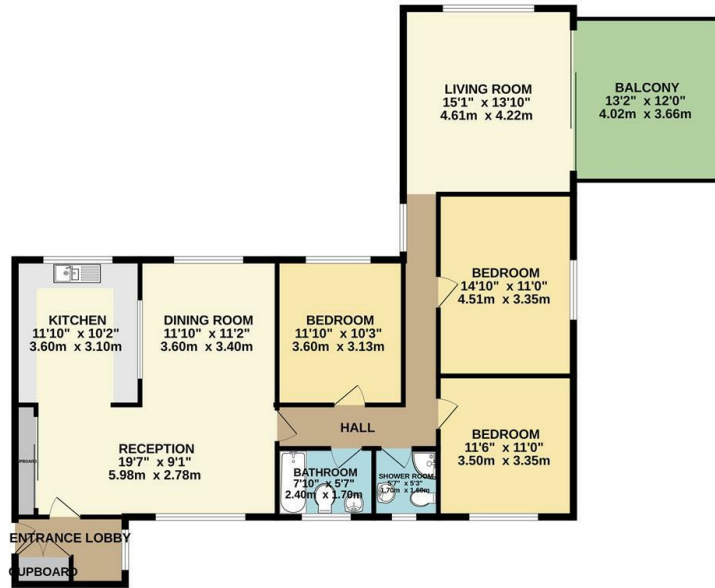
## FIXTURES AND FITTINGS

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  
1284 sq.ft. (119.3 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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)