



## Aldeburgh, Suffolk

Offers Over £375,000

- No onward chain
- Close to the beach
- Conservation Area
- Peaceful location
- Gas central heating
- Access to The Terrace
- A few paces from the High Street
- 2 Double bedrooms
- EPC - D

# High Street, Aldeburgh

A charming cottage in this secret location hidden from the town centre yet a few paces from the High Street.

Aldeburgh is 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: B



## DESCRIPTION

A delightful town cottage situated in this secluded location sandwiched between the High Street and The Terrace allowing easy immediate access to the High Street and few short paces to the sea front.

From the high Street a gated access opens to a passageway leading to a row of four cottages standing in an elevated position facing east. A garden at the front has an array of planting, seating area and timber garden store. On the opposite side of the path is a brick store. The accommodation with gas central heating features a glazed entrance porch opening to a cosy sitting room with fireplace and gas stove. the kitchen is fitted with plenty of storage and leads to the bathroom and rear lobby with access to shared courtyard area which leads via steps up to The Terrace. On the first floor there are two sensibly sized bedrooms. The front bedroom having views over Aldeburgh roof tops.

## ACCOMMODATION

### GLAZED ENTRANCE PORCH

Stable door to:

### SITTING ROOM

Fire place with gas stove. Window to the east elevation. Below stairs storage cupboard.

### KITCHEN

Fitted storage cupboards and tiled work surfaces, stainless steel double drainer sink unit. Wall cupboards and shelves. Staircase rising to first floor.

### REAR LOBBY

Storage cupboard with gas central heating boiler. glazed door to rear.

## BATHROOM

Panel bath with shower over, hand basin and W.C. electric towel rail.

## FIRST FLOOR

### LANDING

### BEDROOM

Window to east elevation.

### BEDROOM

Window to west elevation.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B

## SERVICES

Mains gas, electricity, 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: 20455/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

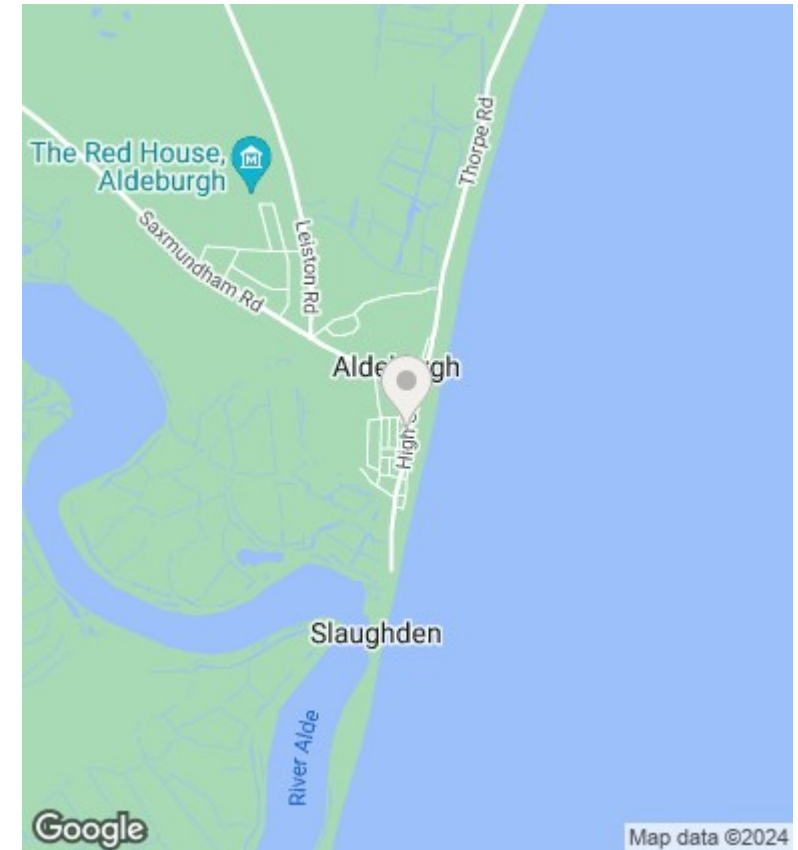
good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does 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.







TOTAL FLOOR AREA: 51.0 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 errors, omissions or misstatement. This plan 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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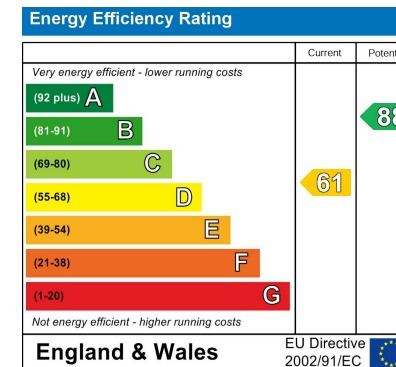


### Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)