



Aldeburgh, Suffolk

Guide Price £550,000

- Fine Coastal Views
- Gas Central Heating
- Shower Room
- Beautifully Presented
- Double Glazing
- Large Reception Room
- High Ceilings
- Bedroom with Ensuite
- EPC - Awaiting

The Terrace, Aldeburgh

A most elegant and sumptuous apartment standing high on The Terrace with panoramic views over Aldeburgh to the sea, a fashionable seaside town on the Suffolk Heritage Coast. An area of Outstanding Natural Beauty, known for its individual High Street which contains a wide range of independent and national shops, eateries and public houses. The town is also recognised for its fantastic sporting facilities including Aldeburgh Yacht Club, Aldeburgh Golf Course and the municipal tennis courts all surrounded by the River Alde Estuary, heathland, countryside and North Warren Nature Reserve.



Council Tax Band: C



DESCRIPTION

A truly outstanding first floor apartment taking full advantage of the elevated position of this Victorian Villa on The Terrace. This elegant and beautifully presented apartment retains great charm and character whilst benefiting from gas fired central heating with column radiators, bespoke double glazed sash windows, polished timber floor boards, hand made kitchen furniture and high quality bathroom fittings. Entering the property from the storm porch and communal lobby is an elegant staircase rising to a half landing with shower room, leading to the stairs continuing to the main landing which opens to the kitchen/breakfast room and fabulous large reception room, dominated by high ceiling and large sash windows with fine views across the town to sea. The staircase continues to a further half landing leading to the well proportioned bedroom and large ensuite, complete with roll top bath and walk in shower.

ACCOMMODATION

STORM PORCH

Entrance door to:

COMMUNAL HALL

Entrance door to:

LOBBY

Staircase rising to:

HALF LANDING

SHOWER ROOM

Walk in tiled shower with hand held and over head showers, hand basin and W.C.

KITCHEN/BREAKFAST ROOM

Sash window to the rear. Polished timber floor boards. Sealed fireplace with fitted cabinets and shelves to either side. Bespoke kitchen furniture, hardwood work surfaces, butler sink, storage cupboards, shelves and draws. Island breakfast bar with storage.

SITTING/DINING ROOM

A beautiful, well proportioned room with polished timber floors boards, high ceilings, moulded coving and ceiling roses. Fireplace with wood burning stove with fitted cabinets and shelves to either side. Large bay with sash windows offering fine panoramic views over Aldeburgh to the sea.

HALF LANDING

Fitted storage cupboard/wardrobe.

BEDROOM

Polished floor boards, sash window.

ENSUITE

Corner fireplace with painted timber mantle and surround. Roll top bath, walk in tiled shower with hand held and overhead showers, hand basin and W.C. Sash window.

TENURE

TBA

OUTGOINGS

Council Tax Band currently C

SERVICES

Main gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20489/RDB.

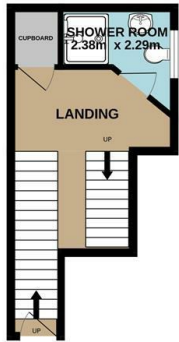
FIXTURES AND FITTINGS

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
17.4 sq.m. approx.



1ST FLOOR
47.3 sq.m. approx.

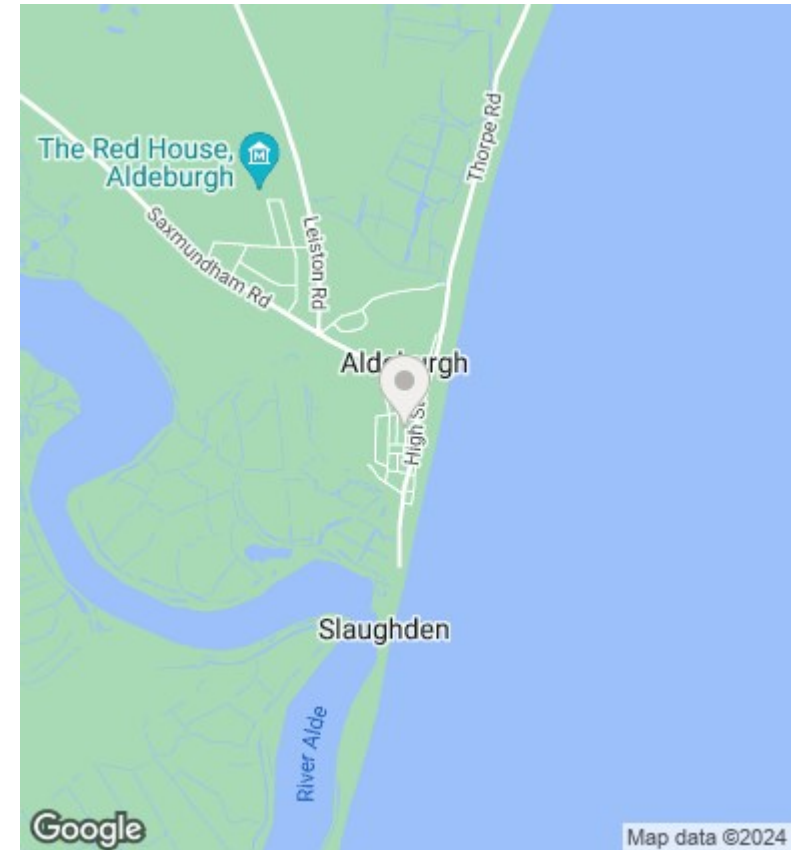


2ND FLOOR
32.7 sq.m. approx.



TOTAL FLOOR AREA: 97.4 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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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