



## Aldeburgh, Suffolk

Offers In Excess Of £360,000

- No Onward Chain
- Short Stroll into Aldeburgh
- Double Glazing
- EPC - C
- Panoramic Sea Views
- Two Double Bedrooms
- Garage with Electric Supply
- Balcony with Sea View
- Gas Central Heating
- Re Fitted Kitchen & Bathroom



# St. Peters Road, Aldeburgh

Excellent first floor apart with panoramic sea view. 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: E



## DESCRIPTION

A well-proportioned two bedroom first floor apartment with private access and balcony with panoramic sea view. Situated a few paces from the beach and a few minutes walk to the High Street this well presented apartment with double glazing and gas central heating features; private entrance, lobby with cloakroom fitted with separate W.C. Hallway leading to two double bedrooms, re fitted bathroom, well proportioned living room with balcony both enjoying far reaching sea views. The re fitted kitchen includes a full range of appliances. The property benefits from a single garage with electric supply.

## ENTRANCE HALL

Cloakroom housing hand basin and W.C. Glazed door to:

## BEDROOM

Window to rear.

## BEDROOM

Window to rear.

## BATHROOM

White suite comprising panel bath with shower over, hand basin and W.C, wall tiling and opaque window.

## LIVING ROOM

Bay window with sea view. Glazed French doors open to a BALCONY with sea view.

## KITCHEN

Range of fitted base and wall cupboards. Worksurfaces with single drainer sink unit and mixer tap. Tiled surrounds. Integrated appliances Window to balcony.

## OUTSIDE

## GARAGE

En-block garage with electric supply.

## TENURE

Leasehold. Details to be confirmed. Service charge. Details to be confirmed.

## OUTGOINGS

Council Band Tax currently D. Details can be obtained from the East Suffolk Council.

## SERVICES

Mains 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](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20513/RDB.

## FIXTURES & FITTINGS

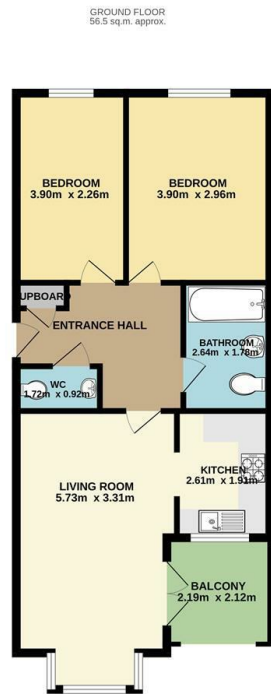
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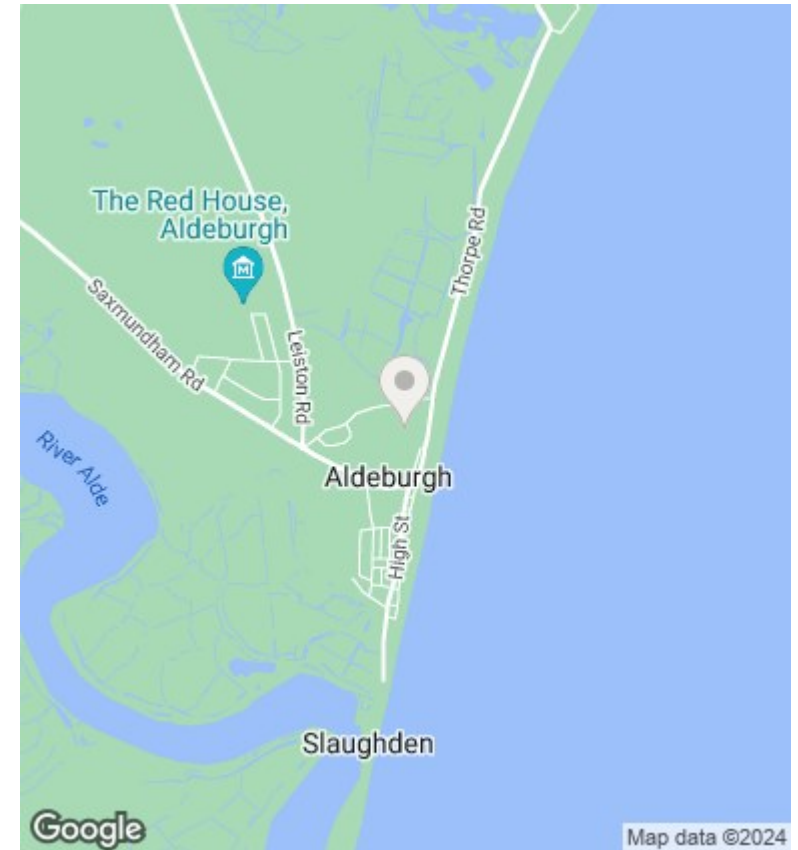








TOTAL FLOOR AREA : 56.5 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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.  
 Made with floorplan 123456



### 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>		77	80
(69-80) <b>C</b>			
(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)