



Aldeburgh, Suffolk

Offers In Excess Of £650,000

- Period Charm
- Hall & Cloakroom
- Garage
- Rental guide price - £1,300 pcm
- Large Reception Room
- Three Bedrooms
- Open Fireplace
- Stylish Kitchen
- Courtyard
- EPC - C

Victoria Road, Aldeburgh

Unique period cottage a few paces from the sea front.



Council Tax Band: E



DESCRIPTION

A rare opportunity to acquire a delightful period cottage within sight of the sea front and beach. Beautifully presented with excellent kitchen and bathroom, whilst retaining great charm and character of this historic building. With links to Aldeburgh's fishing industry, the property is thought to have had many varied uses through its life time culminating in the current form of this spacious and characterful cottage within a few paces of the sea front, beach and High Street. The accommodation with gas central heating, features a large reception room with dining and snug areas, open fireplace and wealth of exposed timbers. The contrasting modern kitchen is comprehensively fitted with ample storage and appliances, feature brick and cobble wall and mono pitch glass roof flooding this special galley kitchen with light. The inner hallway has a cloakroom and staircase rising to the first floor. There are three well proportion bedrooms, stylish shower room with view toward the Moat Hall and the sea. To the rear is small courtyard garden. Adjacent to Moat Lodge is a GARAGE with electric roller entrance door, power points, water supply.

LOCATION

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.

ACCOMMODATION

LOBBY

Opening to:

SITTING/DINING ROOM

Open fireplace with cobbled front, mantle and surround. Wealth of exposed timbers.

KITCHEN

A splendid galley kitchen with high fully glazed mono pitch roof, exposed brick and cobbled walls. Range of fitted base and wall units. Worktops, tiled surrounds, single drainer sink unit. Fitted electric hob, cooker hood, fridge freezer and washing machine. Window and door to rear courtyard.

HALLWAY

Staircase to first floor.

CLOAKROOM

White suite comprising hand basin and WC.

FIRST FLOOR LANDING

Panelled walls and roof light. Built in airing cupboard.

BEDROOM ONE

Exposed ceiling timbers.

BEDROOM TWO

Exposed ceiling timbers.

BEDROOM THREE

Exposed ceiling timbers.

SHOWER ROOM

White suite comprising pedestal hand basin, WC and shower cubicle. Wall tiling, tongue & groove panelling, leaded light window with view to the sea front.

GARAGE

Electric roller entrance door, power points, water supply.

TENURE

Freehold.

OUTGOINGS

Council Tax currently Band E. Further details can be obtained from the East Suffolk Council.

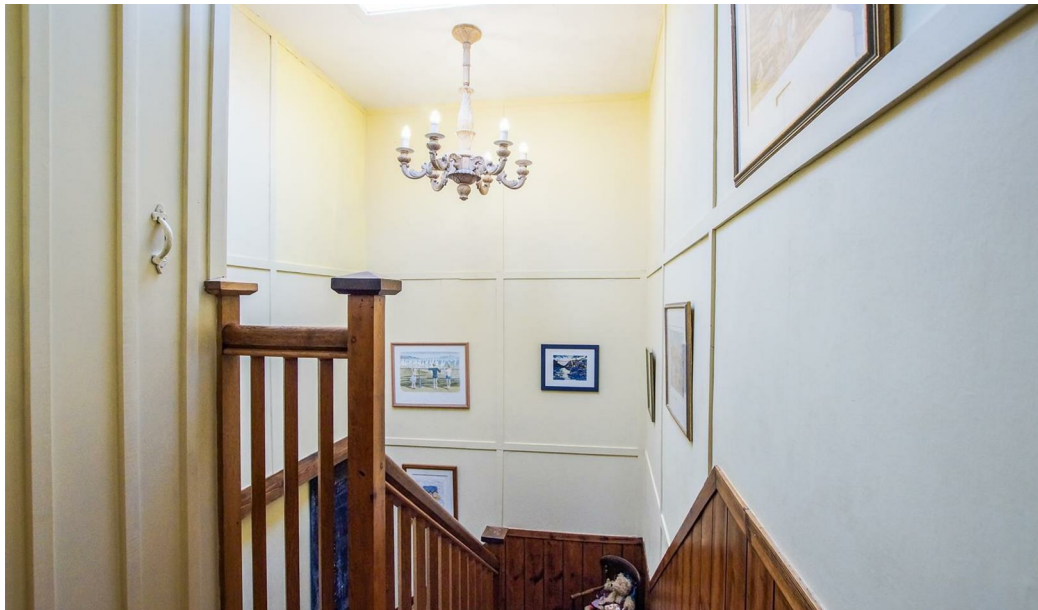
VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20126/RDB.

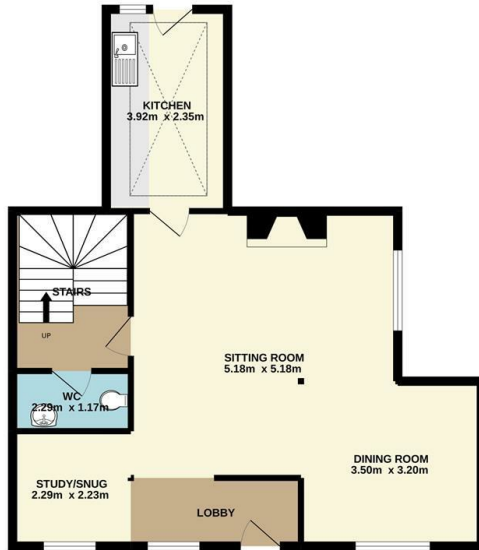
FIXTURES & FITTINGS

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.

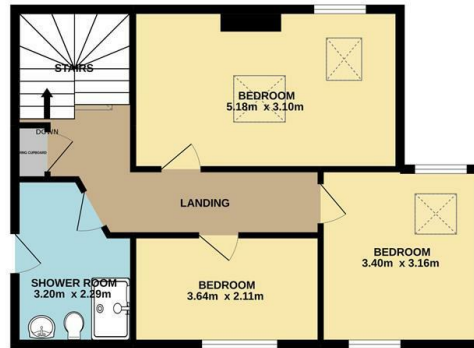




GROUND FLOOR
62.0 sq.m. approx.

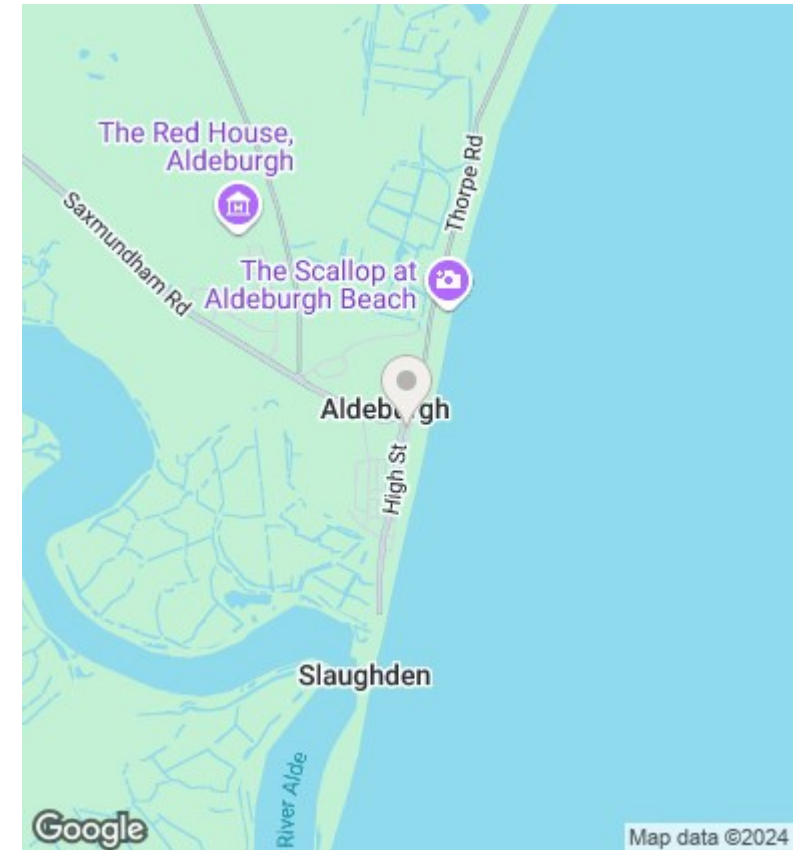


1ST FLOOR
53.7 sq.m. approx.



TOTAL FLOOR AREA: 115.7 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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