



Aldeburgh, Suffolk

Guide Price £375,000

- No Onward Chain
- Large Open Plan Living Room & Kitchen
- Gas Central Heating
- Three Well Proportioned Bedrooms
- High Quality Kitchen with Integrated Appliances
- Double Glazing
- Double Garage & Garden
- Two Re-Fitted Shower Rooms
- EPC - D

Victoria Road, Aldeburgh

Superb, RENOVATED first floor apartment with GARDEN & GARAGE. 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: C



DESCRIPTON

A particularly spacious first floor apartment located in this excellent location, within walking distance from the High Street and sea front of this sought after Suffolk seaside town. The present owner has undertaken an extensive programme of refurbishment creating a highly desirable home, ideal for either permanent or second home occupation. The first floor accommodation has large south facing windows overlooking a green at the entrance to Park road and to the countryside beyond. To the rear a driveway and parking area shared with its neighbours, leads to the double garage and a hand gate opens to the private garden. The accommodation with gas central heating and double glazing features;

ACCOMMODATION

ENTRANCE HALL

Entrance door. Second entrance door opening into the garden. Staircase to first floor.

FIRST FLOOR

LANDING

Built in storage cupboards and cupboard housing gas fired central heating boiler, water cylinder and water softener.

OPEN PLAN LIVING ROOM & KITCHEN

A particularly spacious triple aspect living room. High quality fitted kitchen with quartz work surfaces, integrated appliances include; two ovens; gas hob with cooker hood over; concealed fridge/freezer; dishwasher and washing machine/dryer.

BEDROOM

Window overlooking the communal front gardens.

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Window overlooking the communal front gardens.

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Window overlooking the communal front gardens.

SHOWER ROOM

White suite comprising large walk in shower, hand basin with storage draws below and W.C. Window to rear elevation.

SHOWER ROOM

White suite comprising corner shower cubicle, hand basin with storage draws below, heated towel rail and W.C. Window to rear elevation.

OUTSIDE

Shared driveway and access to an en-block double garage. Enclosed private lawned garden.

TENURE

Leasehold.

999 Lease from 1977. Ground rent and service charges apply. Further details on request.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains gas, electricity, water & 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: 20668/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.

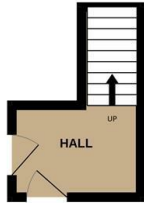
AGENTS NOTE

Lease restriction to property prohibits no short term holiday lets.

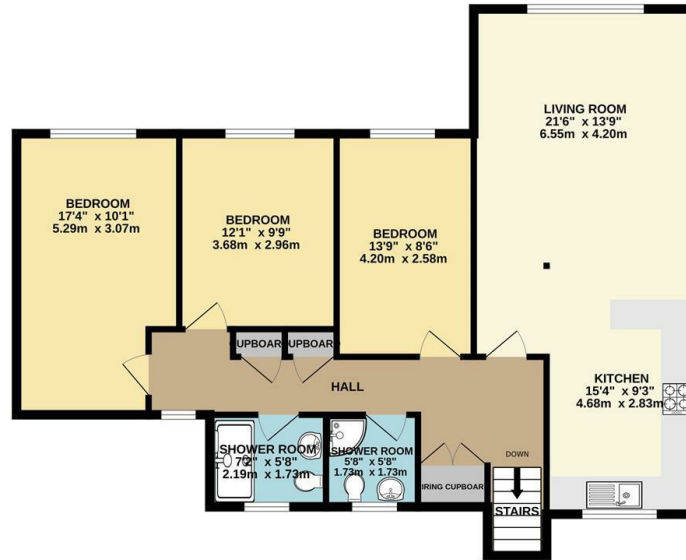




GROUND FLOOR
87 sq.ft. (8.0 sq.m.) approx.

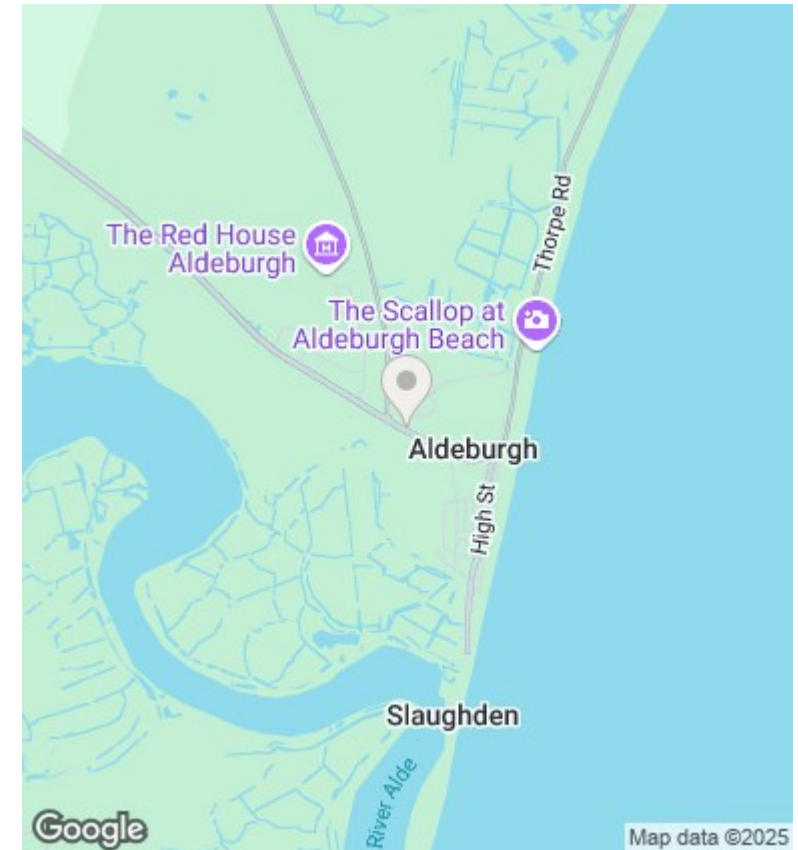


1ST FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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

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) A		
(81-91) B		75
(69-80) C		
(55-68) D	58	
(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