



## Aldeburgh,

Guide Price £475,000

- No Onward Chain
- Panoramic Sea Views
- Gas Central Heating
- Conservation Area
- Double Bedroom
- Double Glazing
- Large Living / Dining Room
- Close to High Street
- EPC - Awaiting



# Crag Path, Aldeburgh

Second floor apartment with panoramic sea views. 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



## DESCRIPTION

A rare opportunity to acquire a sea front apartment with stunning views just a few paces from sea wall and steps to the beach.

## ACCOMMODATION

### COMMUNAL HALLWAY

Staircase rising to the second floor.

### ENTRANCE HALL

Flight of stairs rising to the sitting/dining room.

### SITTING/DINING ROOM

Panoramic beach and sea views from three sash windows.  
Fireplace with gas fire.

### KITCHEN

Fitted with a range of base and wall cupboards, work surfaces, single drainer sink unit and tiled surrounds. Fitted electric oven and hob. Plumbing for dishwasher. Gas central heating boiler.  
Window to rear elevation.

### BEDROOM

Window to rear elevation.

### BATHROOM

Suite comprising panel bath, hand basin and W.C. Tiled surrounds.  
Window to rear elevation.

### TENURE

LEASEHOLD. 999 year lease dating from 25th March 1970. Ground rent currently £5.25 PA. Buildings insurance 2024 £1,259.76

### OUTGOINGS

Council Tax Band currently C.

## SERVICES

Mains 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](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20690/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.

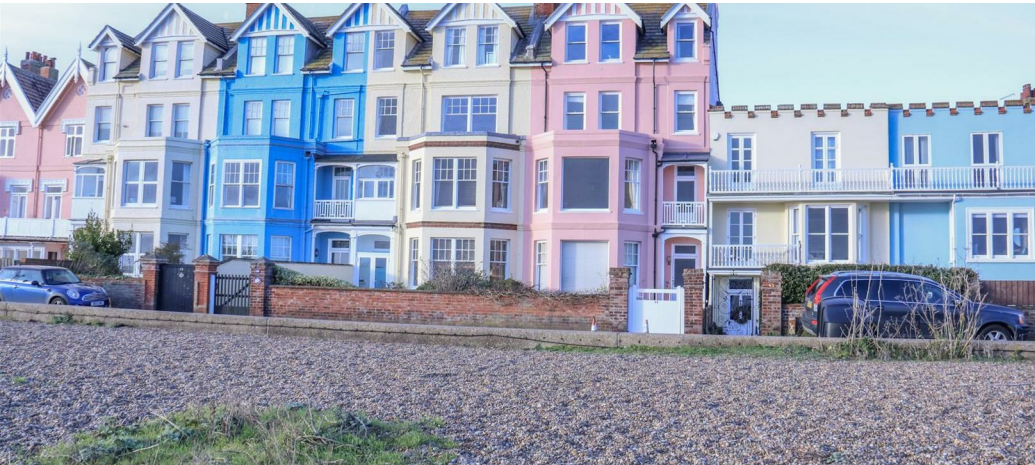
## AGENTS NOTE

Please be aware that the lease restricts the use to a 'self contained private residential flat'.

All furniture (excluding paintings) are included within the sale price.

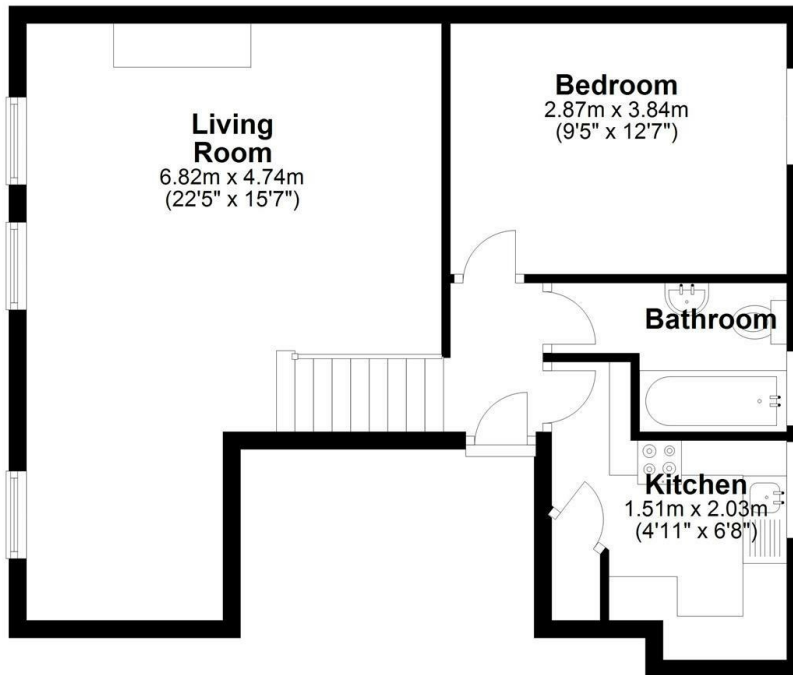




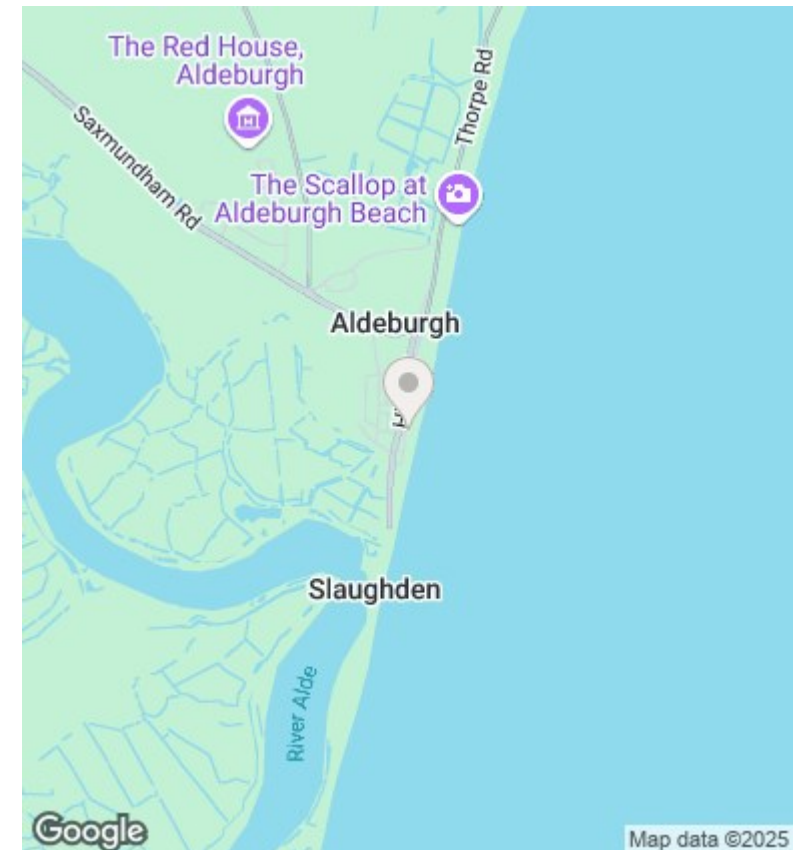


## Second Floor

Approx. 51.8 sq. metres (557.1 sq. feet)



Total area: approx. 51.8 sq. metres (557.1 sq. feet)



## 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>		
(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		
	70	77
EU Directive 2002/91/EC		
England & Wales		

## 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)