



Aldeburgh,

Guide Price £550,000

- No Onward Chain
- Walking Distance from the Beach
- Recent Full Decoration
- EPC - D
- Two Double Bedrooms
- Fitted Kitchen with Appliances
- Partial Double Glazing
- Conservation Area
- Open Plan Living Room
- Gas Central Heating

King Street, Aldeburgh

A charming and beautifully presented cottage situated on King Street, a quiet street just a few yards from the High Street and Seafront. 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: D



DESCRIPTION

Known as 'The 39 Steps', in reference to how close this beautifully presented cottage is to the sea front and beach! A delightful period cottage on King Street, a quiet street in Aldeburgh, ideally located for all that this renowned seaside town has to offer. The accommodation is spacious, flexible and very well presented, and the property is situated in a very sought-after location equidistant from the High Street and the Sea. An early internal inspection is highly recommended to fully appreciate all this charming and high specification cottage has to offer.

ACCOMMODATION

New double glazed stable door to:

SITTING/DINING ROOM

Double glazed window overlooking King Street. Tiled floor, inset high and low level lighting including on the, stairs to first floor.

OPEN PLAN TO KITCHEN

Shaker style units under solid wood working surfaces, built in oven and gas hob with stainless steel splash back hob and extractor with stainless steel splashback, integrated fridge, tiled walls and floor, window to side aspect.

SHOWER ROOM & UTILITY

Suite comprising corner shower and W.C. Wide range of Shaker style units, work surfaces and hand basin. Considerable further storage, built in laundry cupboard housing washing machine and tumble dryer, further full height storage cupboard, heated towel rail, floor and wall tiling.

FIRST FLOOR

LANDING

Newly fitted carpet to stairs and landing.

BEDROOM/SITTING ROOM

New double glazed casement doors to Juliet balcony, new window to side aspect, substantial built in storage unit with shelving and cupboards and further double built in wardrobe cupboard.

BEDROOM TWO

Window to rear aspect, two built in wardrobe cupboards with storage lockers above. Newly fitted carpet.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

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

Tel: 01728 452469 Ref: 20713/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.

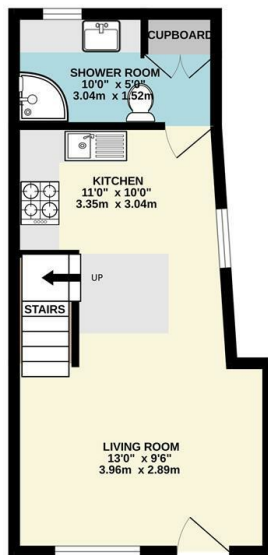
AGENTS NOTE

Washing machine, dryer, fridge freezer and Monarch water softener available for purchase subject to negotiation.

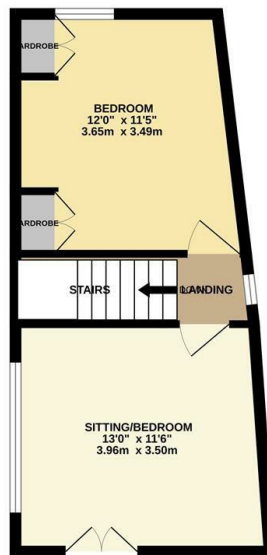




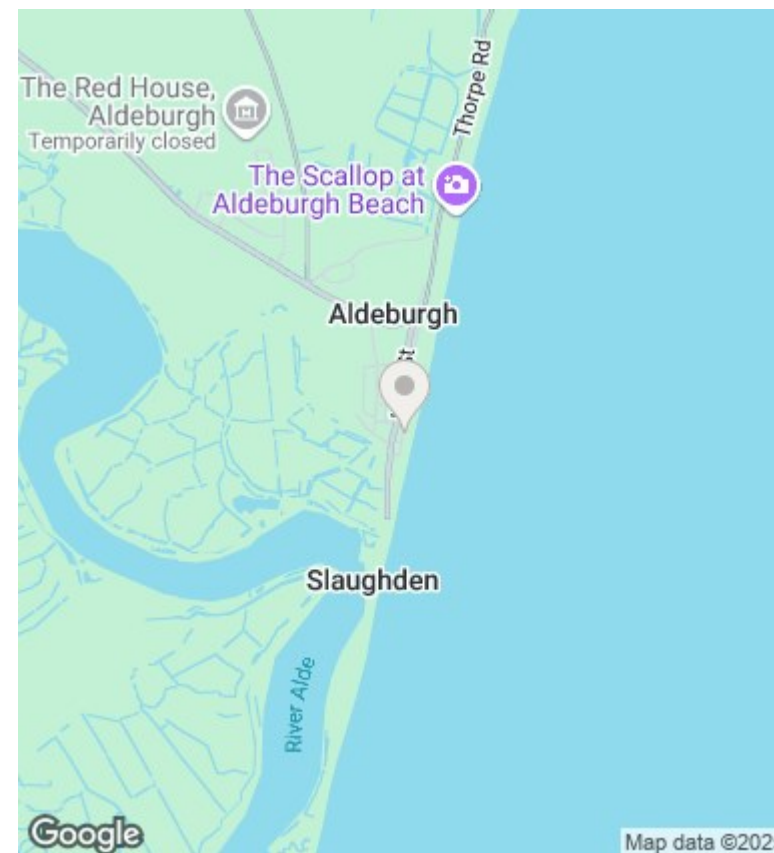
GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. 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		91
(81-91) B		
(69-80) C		
(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