



Aldeburgh, Suffolk

Offers Over £195,000

- No Onward Chain
- Allocated Parking Space
- Equipped Shower Room
- One Double Bedroom
- Sought After Aldeburgh Location
- Great Investment or Second Home
- Large Open Living Area
- Communal Outdoor Area
- EPC - C

Britten Close, Aldeburgh

Offered for sale with no onward chain is this charming one bedroom flat, located in the popular seaside town of Aldeburgh.

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: A



DESCRIPTION

This charming one-bedroom flat, located in the picturesque seaside town of Aldeburgh, Suffolk, offers a perfect blend of comfort and convenience. The flat features a spacious double bedroom with ample storage, and a modern shower room, making it an ideal space for relaxation. The generous reception room is bright and airy, providing plenty of room for living and entertaining, while the well-equipped kitchen is perfect for preparing meals. The property also benefits from an allocated parking space, ensuring hassle-free parking. Additionally, there is a communal outdoor area, providing a pleasant space to enjoy the fresh air. With its prime location in Aldeburgh, close to the beach and local amenities, this flat offers a fantastic opportunity for coastal living.

ENTRANCE HALL

With gas meter cupboard. A spacious entrance area with attractive black slate tile flooring. Radiator. Built in storage cupboard housing the boiler.

SITTING ROOM

West and South. With twin panel radiator. Outlook over the communal garden area. Open doorway into:

GALLEY KITCHEN

Fitted with a good range of modern base and eye level units in white. Slimline dishwasher. Slimline pull out under worksurface larder. Integrated under worksurface fridge. Wall mounted microwave oven with storage above. Built in single electric fan assisted oven with separate four ring hob over and extractor fan above. Stainless steel sink unit with mixer tap over and wooden worksurface. Ceiling spotlights. Outlook over the parking area.

BEDROOM

) North-east and South-east. A light double bedroom with twin panel radiator and with pleasant outlook over the side of the property. A door from the bedroom leads into:

ENSUITE SHOWER ROOM / UTILITY ROOM

Fitted shower cubicle with shower attachment. Pedestal wash hand basin. Low flush WC. Heated towel rail. Space and plumbing for washing machine with worksurface over and built in cupboard.

OUTSIDE

The apartment is approached via steps leading up to the first floor and entrance door. To the side of the property is a parking area and shared bin area. There is a good size communal and drying area at the rear of the property.

There is one allocated parking space included with the property.

TENURE

OUTGOINGS

Council Tax Band currently A.

SERVICES

Mains electricity, water and drainage connected. Gas fired central heating.

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

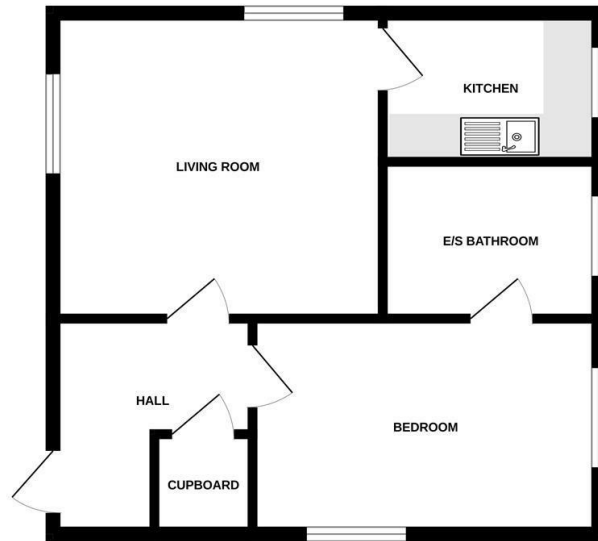
Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469 Ref: 20717/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
450 sq.ft. (41.8 sq.m.) approx.



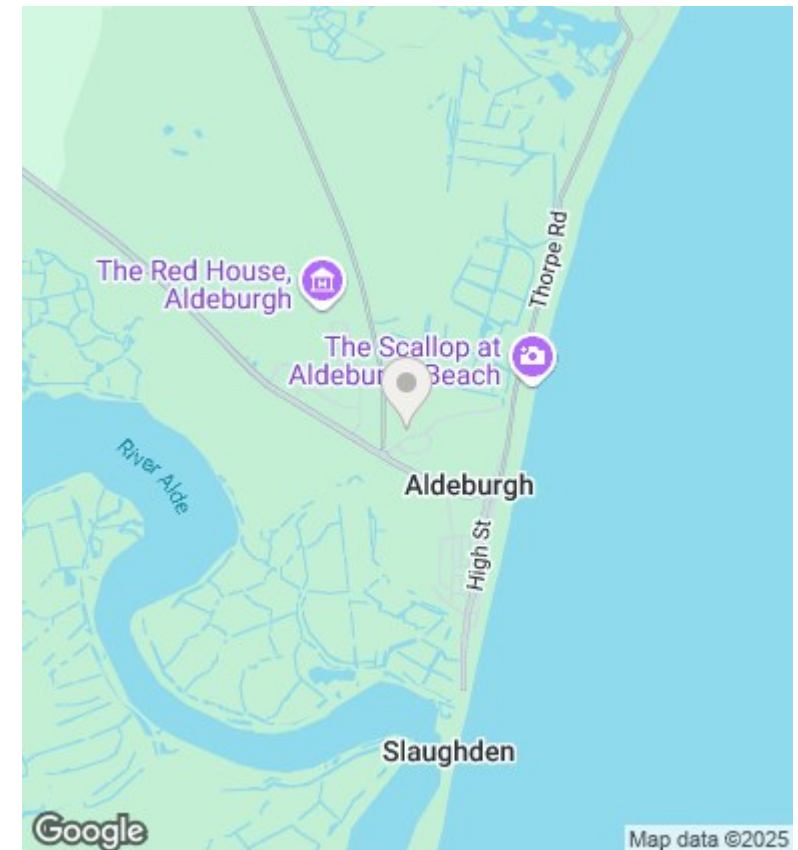
TOTAL FLOOR AREA: 450 sq.ft. (41.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for 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 is given 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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.

Viewings

Viewings by arrangement only. Call 01728 452469 to make an appointment.