



Aldeburgh, Suffolk

Offers In Excess Of £600,000

- Character Cottage
- Excellent Central Location
- Sitting Room and Living/Dining Room
- Grade II Listed
- Private South Facing Courtyard & Balcony
- Two Bath/Shower Rooms
- Three Bedrooms
- Large Basement
- Gas Central Heating

High Street, Aldeburgh

A beautifully appointed Grade II listed three bedroom cottage conveniently located on Aldeburgh High Street, a few paces from the sea front. 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 a 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: E



DESCRIPTION

This attractive cottage is located in a bustling high street, just a short distance from the beach, making it a prime location for both relaxation and convenience. The property features a spacious sitting room that provides a comfortable area for relaxation. Steps lead into the open-plan living and dining room, which offers a seamless flow between the two spaces. Bi-fold doors open up to a charming walled courtyard, providing a private outdoor retreat that's perfect for enjoying the sunny, south-facing aspect. The cottage boasts a well-equipped fitted kitchen, ideal for cooking and entertaining. There are three bedrooms, offering ample space for a family or guests. The two bathrooms ensure convenience and comfort for all residents. One of the standout features of the property is the access to a first-floor south-facing terrace, where you can enjoy expansive views and plenty of sunshine. This delightful cottage is the perfect blend of beachside living and modern comforts.

ACCOMMODATION

ENTRANCE HALL

Hardwood entrance door. Double glazed window to side elevation. Staircase rising to the first floor. High level shelf and coats hanging.

SITTING ROOM

Sash and arched secondary glazed windows overlooking the High Street. Oak surround fireplace with stove style electric fire. Full height fitted bookcase. Step down to:

DINING ROOM

Double glazed casement doors open to the rear walled courtyard. Multi-pane sliding door to kitchen. Door to BASEMENT. Fitted display cabinets and shelves. Varnished wooden floor.

KITCHEN

Window overlooking the courtyard. Range of matching base and wall

mounted units, wood block effect work surfaces, and enamel single drainer sink unit. Tiled surrounds. Fitted electric oven, hob and extractor. Plumbing for dishwasher. Tiled floor.

BASEMENT

Plumbing for automatic washing machine. Extractor fan. Wall mounted gas central heating boiler.

FIRST FLOOR

LANDING

Window to side elevation. Access to loft.

BEDROOM

Secondary glazed sash window overlooking the High Street. Range of fitted wardrobes.

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BEDROOM

Double glazed window to rear elevation. Fitted cupboard. Door to first floor terrace/balcony.

BATHROOM

White suite comprising of walk in bath with hand held and overhead showers, hand basin and WC. Heated towel rail. Double glazed window to rear

SHOWER ROOM

Double glazed window to side elevation. Walkin shower cubicle, hand basin and WC.

OUTSIDE

To the rear of the property is an attractive courtyard, block paved,

enclosed by wall and trellis. Accessed from rear bedroom/study is a delightful first floor terrace enjoying a south and west aspect. Both Courtyard and terrace are ideal for alfresco dining.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

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

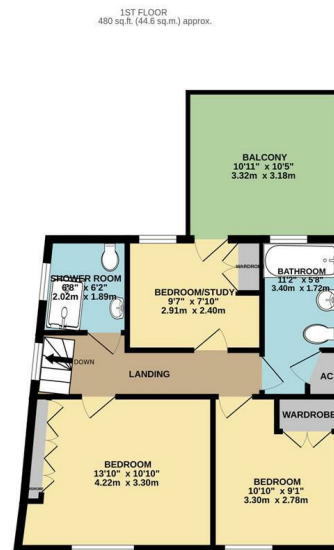
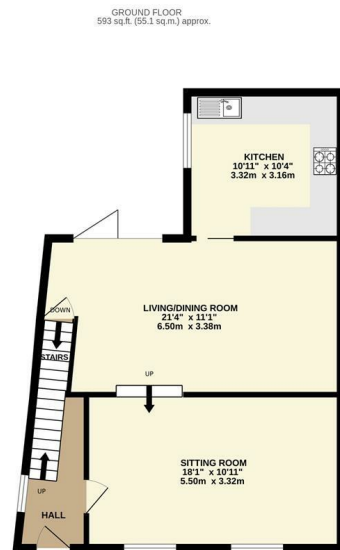
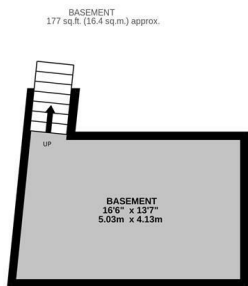
Tel: 01728 452469 Ref: 20739/RDB.

FIXTURES & FITTINGS

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TOTAL FLOOR AREA: 1249 sq.ft. (116.0 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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com