



## Aldeburgh,

Guide Price £540,000

- Roof Top Views to the Sea
- West Facing Balcony
- Large Living Room with Open Fire
- Three Bedrooms
- Stones Throw from the Beach
- Gas Central Heating
- Conservation Area
- Off Road Parking
- EPC - C



# Crabbe Street, Aldeburgh

A particularly spacious three bedroom top floor flat with sea views and off road parking in the heart of this iconic seaside town. 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

Flat 4, Heritage House, occupies the entire top floor of this elegant building, which is home to just six exclusive flats bridging Crabbe Street and the High Street. This generously proportioned apartment offers stunning rooftop views over Aldeburgh, stretching to the sea, along with a balcony that overlooks the charming, historic High Street and its iconic independent cinema. Full of character and charm, the flat features beautiful cast-iron fireplaces in both the sitting room and principal bedroom. With versatile living spaces, this flat offers the perfect base to explore the delights of this renowned coastal town.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Accessed from Crabbe Street with adjacent OFF ROAD PARKING SPACE. Staircase to first floor landing.

## FIRST FLOOR

### ENTRANCE HALL

Steps down to a study area with original stained glass window. Staircase leads up to half landing with another original stained glass window. Stairs up to:

## SECOND FLOOR

### LANDING

Sash window to roof top view to the sea. Entry phone. Walk in airing cupboard with slatted shelves and east facing window.

### LIVING ROOM

Cast iron open fireplace. West facing window and casement doors opening to the BALCONY with view along the High Street and beyond.

## KITCHEN / DINING ROOM

Fitted with a range of base and wall cupboards, work surfaces with tiled surrounds and 1 ½ bowl single drainer sink unit. Electric cooker point with cooker hood over. Plumbing for washing machine and dishwasher. West facing window.

## PRINCIPAL BEDROOM

West facing window. Cast iron fireplace with fitted wardrobe to one side.

## BEDROOM

West facing window. Fitted wardrobe.

## BEDROOM

West facing window. Fitted wardrobe.

## SHOWER ROOM

Suite comprising walk in shower, hand basin with storage below and W.C. Underfloor heating in addition to radiator.

## SNUG

Roof top view to the sea.

## TENURE

Leasehold. 966 Years remaining. Ground rent £100. Annual service charge average for the past 4 years including insurance, external redecoration and additions to the sinking fund; £2,121.

## 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](mailto:aldeburgh@flickandson.co.uk)

Tel: 01728 452469 Ref: 20744/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.

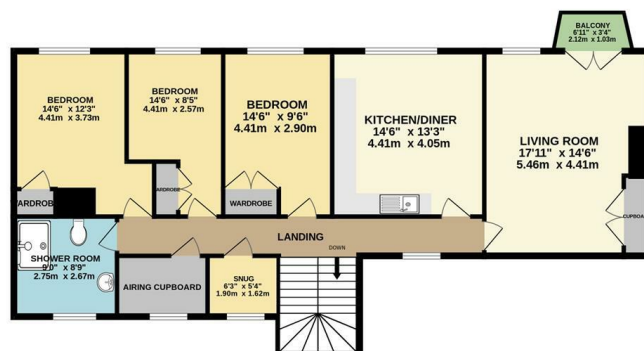
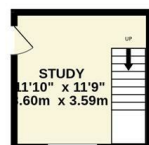






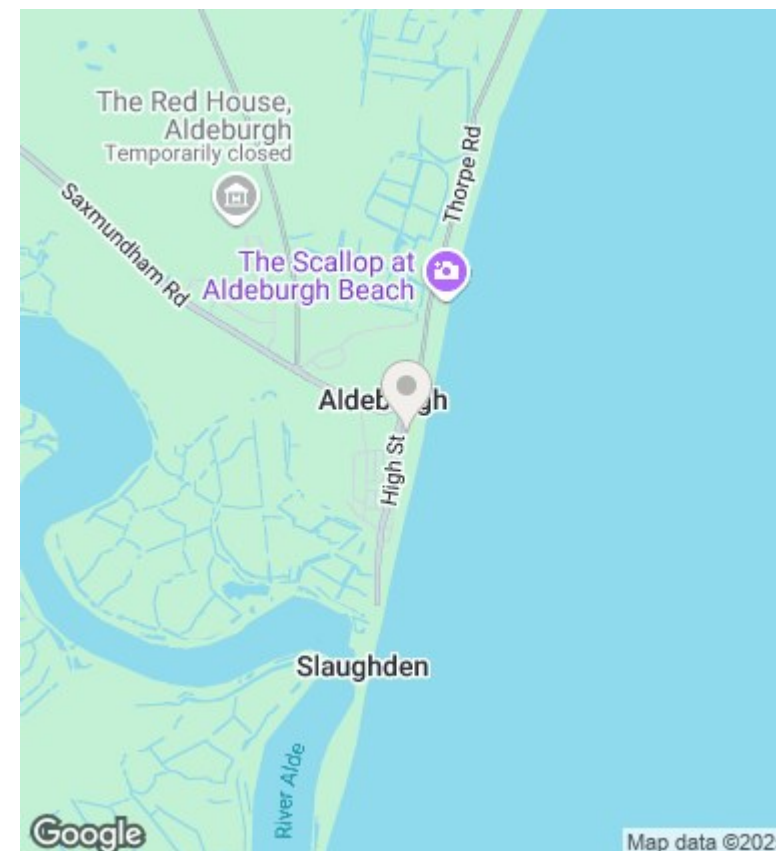
LOWER FLOOR  
139 sq.ft. (12.9 sq.m.) approx.

TOP FLOOR  
1162 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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) <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		
<b>England &amp; Wales</b>	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](http://www.epcregister.com)