



Aldeburgh,

Guide Price £1,200,000

- Spectacular Views Of Aldeburgh & Thorpeness
- Immaculate Throughout
- Garage and Rear Garden
- Three Double Bedrooms
- Freestanding Bath With Sea Views
- EPC - D
- Open Plan Living
- Balcony with Sea Views

Crabbe Street, Aldeburgh

Situated in the charming seaside town of Aldeburgh, Suffolk, this exquisite three-storey maisonette offers unparalleled panoramic views of the stunning coastal landscape, with tranquil Aldeburgh Beach to the front and the picturesque village of Thorpeness to the side. The open-plan kitchen, living, and dining area beautifully blends modern design with traditional charm, featuring a Shaker-style kitchen equipped with high-end Neff double ovens and a hob, while the spacious living and dining area is bathed in natural light from large windows that offer breathtaking views of the beach. A modern gas wood burner adds warmth to the space, and double doors lead to a private balcony, the perfect spot for relaxing or entertaining while enjoying the sea breeze and panoramic views. The property includes three generously sized double bedrooms, a shower room, and a luxurious four-piece suite bathroom designed with a window offering an idyllic vantage point for soaking in the sea views. This one-of-a-kind maisonette offers the perfect blend of seaside charm and contemporary luxury, making it an extraordinary opportunity for anyone seeking a unique coastal residence or getaway.



Council Tax Band: F



DESCRIPTION

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OPEN PLAN LIVING

This open-plan space offers a seamless blend of functionality and style, beginning with a fully-equipped kitchen that boasts beautiful Shaker-style cupboards, creating a timeless and elegant feel. The kitchen is complete with high-spec Neff double ovens and a double Neff gas hob, perfect for preparing meals with ease. An integrated fridge freezer and space for a washing machine add to the convenience, providing all the essentials for modern living. The kitchen flows effortlessly into the living area, which is designed for comfort and relaxation. The living space is enhanced by a modern gas wood burner, creating a cosy atmosphere perfect for those cooler evenings. There is ample space for a dining table, making it an ideal area for both casual dining and entertaining. Double doors open out to a private balcony, offering stunning views of Aldeburgh Beach, making this open-plan area the perfect place to unwind while enjoying the beauty of the coast.

BEDROOMS

The property features three generously sized double bedrooms, each

offering a cozy and inviting atmosphere with fitted carpets throughout. Each room is designed with ample storage, providing plenty of space for personal belongings. The bedrooms boast a range of sash and double-hung windows, allowing natural light to flood the rooms and offering stunning sea views to the rear. Adding to their charm, each bedroom is enhanced by a traditional fireplace, adding character and warmth to the space. These bedrooms provide the perfect balance of comfort, style, and tranquillity, making them an ideal retreat to unwind and enjoy the coastal surroundings.

BATHROOMS

The shower room is thoughtfully designed with a stylish three-piece suite, featuring a modern shower cubicle with a shower over, perfect for a quick and refreshing wash. The vanity sink provides practical storage and a sleek finish, offering both functionality and elegance. The luxurious four-piece suite is a true highlight, with a spacious walk-in shower that promises a refreshing experience, complemented by a vanity unit sink for added convenience. The crowning feature of this bathroom is the stunning roll-top bath, positioned to take full advantage of the breath-taking views through the window, looking out onto the picturesque Aldeburgh beach. The bathroom combines both modern and classic elements, offering a tranquil and indulgent setting to enjoy the beauty of the seaside from the comfort of your own home.

LOCATION

Aldeburgh is a charming and picturesque seaside town located on the Suffolk coast, renowned for its unique blend of natural beauty, rich history, and vibrant cultural scene. With its stunning pebble beach, lively high street filled with boutique shops, galleries, and cafes, and its iconic colourful beach huts, Aldeburgh offers a quintessential British coastal experience. The town is steeped in history, with a strong maritime heritage, and is famously associated with composer Benjamin Britten, whose legacy is celebrated in the Aldeburgh Festival and at the Britten Pears Arts Centre. Aldeburgh's unspoiled surroundings and tranquil atmosphere make it a perfect retreat for those seeking a peaceful escape, while its proximity to the nearby town of Thorpeness and the scenic Suffolk countryside offers a variety of outdoor activities, from long beach walks to cycling and birdwatching. This idyllic town seamlessly combines natural beauty with a rich cultural heritage, making it a highly sought-after destination for both residents and visitors alike.

TENURE

TBC

OUTGOINGS

Council Tax Band currently F.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

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

Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469 Ref: 20763/RDB.

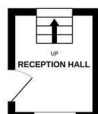
FIXTURES AND FITTINGS

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.

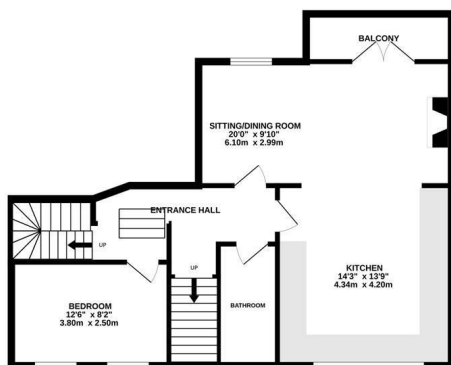




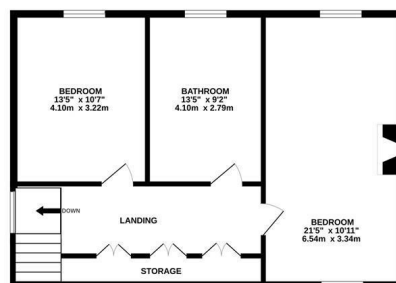
ENTRANCE LOBBY
4.14m x 2.74m (13'7" x 9'0") approx.



GROUND FLOOR
122.14m x 27.14m (401'1" x 89'4") approx.

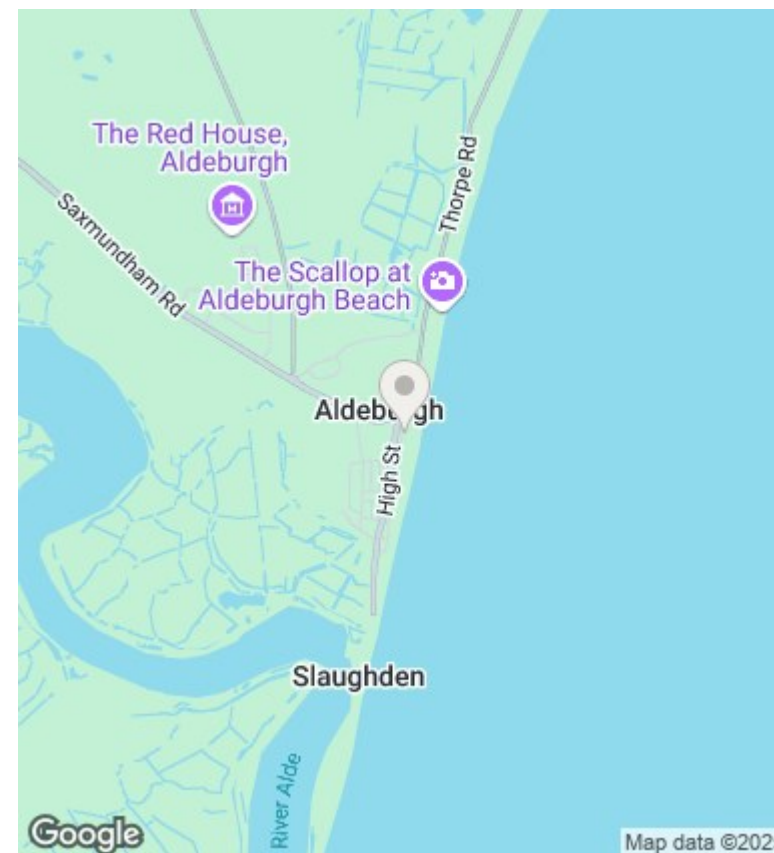


1ST FLOOR
102.14m x 18.14m (335'1" x 59'8") approx.



TOTAL FLOOR AREA: 1373 sq.ft. (127.6 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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