



Aldeburgh, Suffolk

Guide Price £299,500

- Successful Holiday Let
- Gas Central Heating
- Stylish Shower Room
- Central Location Close to Beach
- Fitted Kitchen / Diner
- Terrace Garden
- Double Glazed
- Spacious Bedroom
- EPC - C

High Street, Aldeburgh

A charming terrace cottage in this secret location hidden from the town centre yet a few paces from the High Street of this most sought after of coastal 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:



DESCRIPTION

A delightful town cottage situated in this secluded location sandwiched between the High Street and The Terrace, allowing immediate access to the High Street and a few short paces to the sea front. From the High Street, a gated access opens to a shared passageway leading to a row of four cottages standing in an elevated position facing east. A garden at the front has an array of planting and seating area. On the opposite side of the path is a partially enclosed storage area. The accommodation with gas central heating and double glazing features a stable door opening to a cosy sitting room with electric fire. The kitchen/dining room is fitted with a smart range of kitchen units and opens to shared courtyard area which leads via steps up to The Terrace. On the first floor the landing opens to a shower room and a well proportioned double bedroom having views over Aldeburgh roof tops.

ACCOMMODATION

Stable door to:

SITTING ROOM

Fire place with electric fire. Window to the east elevation. Enclosed staircase to first floor.

KITCHEN / DINING ROOM

Range of fitted base and wall cupboards, work surfaces, tiled surrounds and single drainer stainless steel sink unit. Fitted electric oven and hob with cooker hood over. Window and glazed door to rear.

FIRST FLOOR

LANDING

SHOWER ROOM

Suite comprising tiled shower cubicle, hand basin and WC. Wall tiling and heated towel rail.

BEDROOM

Window to east elevation. Built wardrobe and cupboard housing gas fired central heating boiler.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently deleted.

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: 20573/RDB.

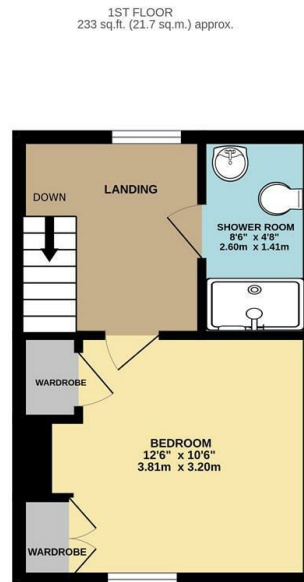
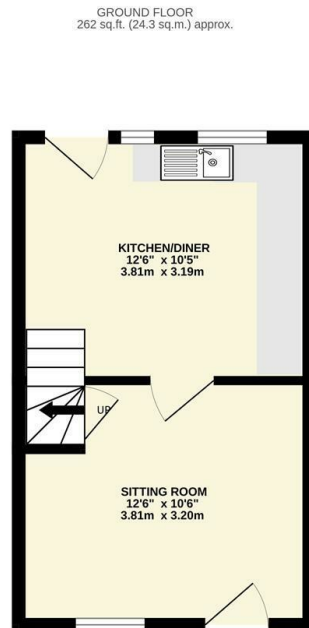
FIXTURES & FITTINGS

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

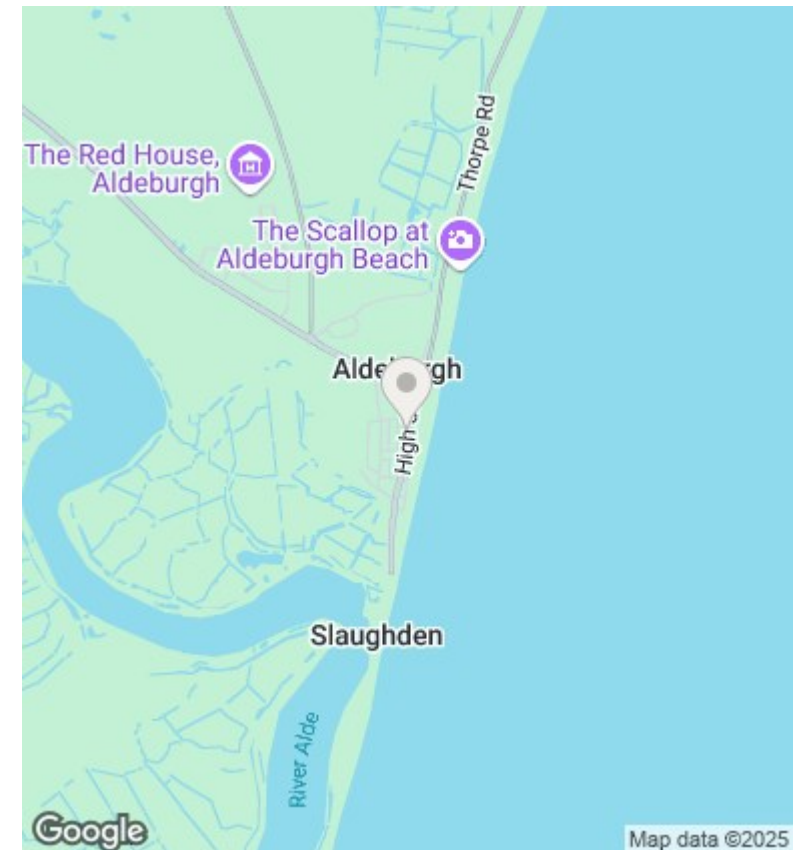
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TOTAL FLOOR AREA: 495 sq.ft. (46.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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