



## Aldeburgh, Suffolk

Offers In Excess Of £695,000

- No Onward Chain
- Two Large Reception Rooms
- Ground and First Floor Bath/Shower Rooms
- Two Double Bedrooms
- Peaceful Location Within Walking Distance to Town Centre
- Gas Central Heating
- Generous East/West Facing Gardens
- Kitchen & Breakfast Room/Snug
- EPC - E



# Church Close, Aldeburgh

A spacious detached house set in generous private gardens, situated within walking distance from the town centre and 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 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: E



## DESCRIPTION

Church Close is a serene and private road, home to a collection of similar houses, positioned in an elevated setting above the town of Aldeburgh. The property is conveniently located next to the historic St Peter & St Paul's Church in this well-regarded seaside town.

This mid-20th-century detached chalet is set within generous gardens, offering both privacy and space, with an east-west aspect that ensures plenty of sunlight throughout the day.

As you enter the home, you are greeted by a welcoming entrance porch and hallway, which leads to two generously sized reception rooms. These rooms, with their large windows, provide a bright and airy atmosphere, and they open onto the south and west-facing gardens—ideal for enjoying outdoor living. At the front of the property, there is an additional reception room or breakfast room, alongside the kitchen. This layout creates a wonderful space for family living and entertaining.

Upstairs, the first floor offers two well-proportioned bedrooms and a family bathroom. The property combines comfort and convenience in a peaceful, sought-after location, making it an ideal home for those seeking a tranquil seaside lifestyle.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E.

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

Tel: 01728 452469 Ref: 20785/RDB.

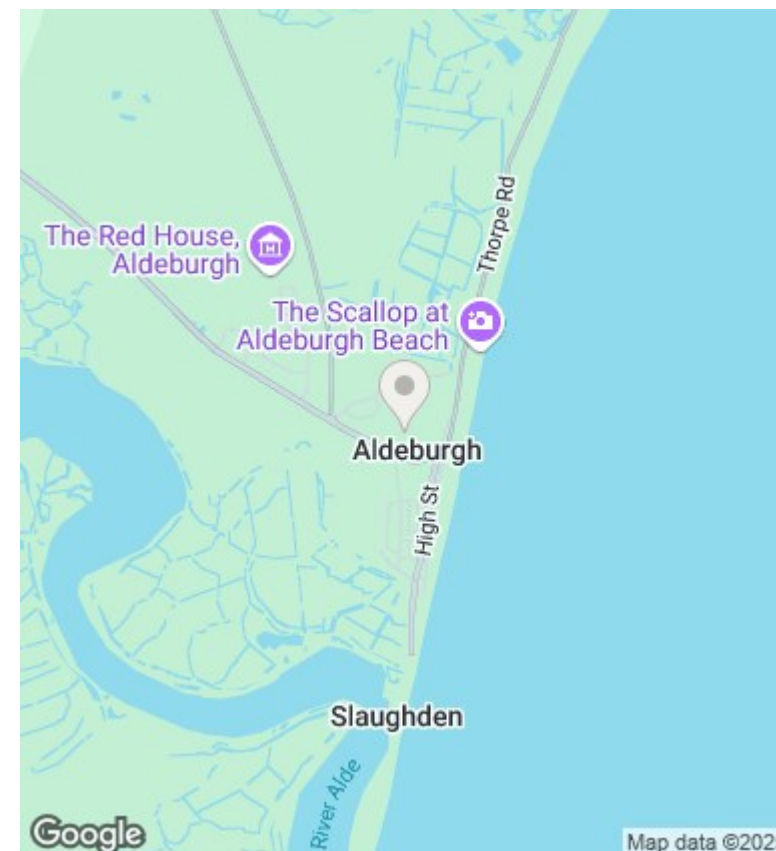
## FIXTURES & FITTINGS

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.







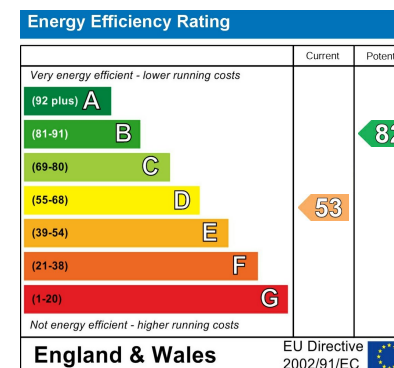


## Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)