



Aldeburgh,

Guide Price £325,000

- No Onward Chain
- Off Road Parking
- Double Bedroom
- EPC - D
- Ground Floor Flat
- Kitchen/Breakfast Room
- Stylish Shower Room
- A Few Paces from the Sea Front
- Living Room
- Gas Central Heating & Double Glazing

Crabbe Street, Aldeburgh

A unique ground floor apartment with off road parking, located just 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 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: B



DESCRIPTION

Located just moments from the seafront and High Street of this charming and renowned seaside town, this ground-floor apartment offers a perfect blend of convenience and comfort. Set back from the road, the property benefits from off-road parking, providing ease of access and privacy. With private entrances to both the kitchen and living room, this apartment combines functionality with an inviting layout.

The well-presented accommodation is designed for modern living, featuring gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. The stylish gallery kitchen is thoughtfully arranged and offers a cozy breakfast area with a charming window seat, east facing and perfect for enjoying a morning coffee. The apartment also boasts a sleek, contemporary shower room with high-quality fixtures, creating a modern and practical space.

The spacious double bedroom provides a peaceful retreat, with ample room for furniture and personal touches. The bright living room, with its distinctive oriel bay window, fills the space with an abundance of natural light. Whether relaxing indoors or entertaining, this apartment offers a warm and inviting atmosphere.

This property is ideally located for those who wish to explore the town's vibrant shops, cafes, and restaurants, as well as the scenic seafront and picturesque coastline. With easy access to local amenities and excellent transport links, this apartment is an ideal base for both a relaxing seaside escape and an active lifestyle. Whether you're a first-time buyer, downsizer, or looking for a weekend getaway, this apartment provides a rare opportunity to enjoy all the delights of seaside living.

TENURE

Leasehold.

Ground Rent £100.00 per annum.

Service Charge TBC.

OUTGOINGS

Council Tax Band currently B.

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

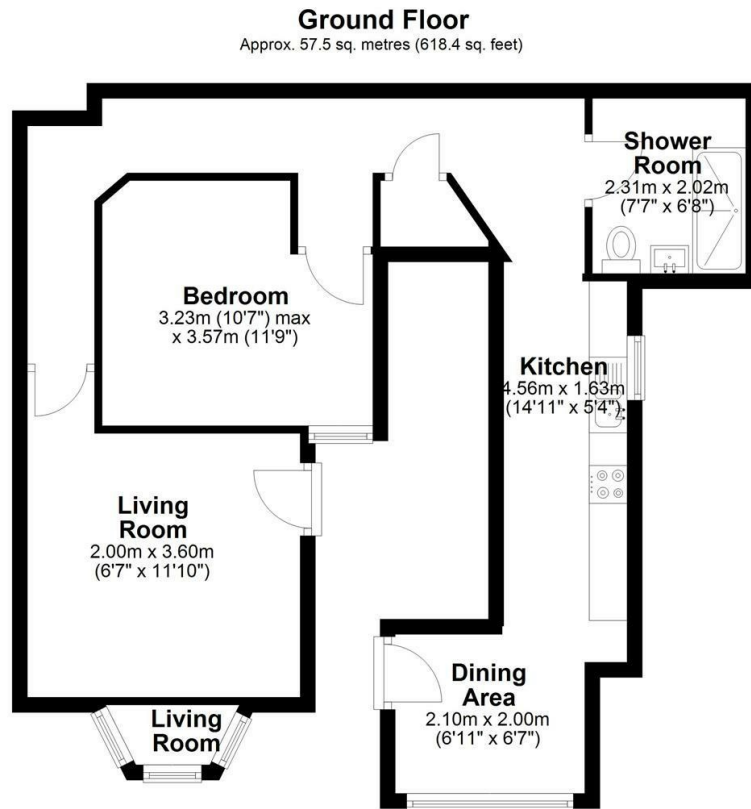
Tel: 01728 452469 Ref: 20790/RDB.

FIXTURES & FITTINGS

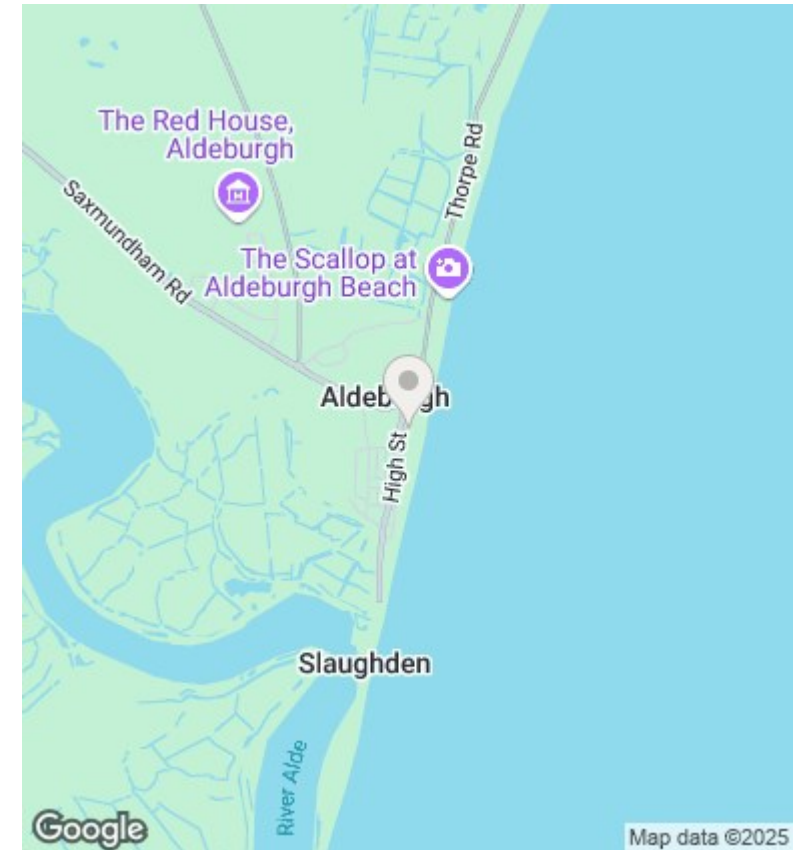
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.

AGENTS NOTE

Fixtures & Fittings available subject to negotiation.



Total area: approx. 57.5 sq. metres (618.4 sq. feet)



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.

Fixtures & Fittings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	77
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

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.

Viewings

Viewings by arrangement only. Call 01728 452469 to make an appointment.