



## Aldeburgh,

Guide Price £425,000

- Fisherman's Cottage
- Close to Beach & High Street
- Shower Room
- Two Double Bedrooms
- Successful Holiday Let
- Open Plan Living
- No Onward Chain
- Courtyard Garden
- EPC - D



# High Street, Aldeburgh

Situated just a stones throw from the beach, yacht club and centre of Aldeburgh high street sits this delightful fisherman's cottage. 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: C



## DESCRIPTION

Situated just a stones throw from the beach, yacht club and centre of Aldeburgh high street, sits this delightful fisherman's cottage. Owned by the current owners for some 15 years, this charming cottage benefits from open plan downstairs living, two bedrooms, downstairs shower room and a courtyard garden big enough to enjoy a glass or two in the summer evening. Offered chain free, early viewing is advised.

## ACCOMMODATION

Hardwood door to:

## LOUNGE

Sash window to front aspect, feature fireplace, wall mounted electric heater, step down to:

## KITCHEN

Sash window to rear aspect, base and wall mounted units, sink and drainer unit. Plumbing for washing machine doors to storage cupboards under stairs and door to stairs to the first floor. Doorway to:

## REAR LOBBY

Double glazed door to courtyard garden, door to:

## SHOWER ROOM

Window to rear aspect, three piece suite comprising low-level WC, wash hand basin, shower cubicle, heated towel rail.

## LANDING

Doors to:

## BEDROOM ONE

Sash window to front aspect, two built in wardrobes.

## BEDROOM TWO

Sash window to rear aspect, door to storage cupboard housing hot water cylinder.

## COURTYARD GARDEN

Patio area with gated access to right of way with walkway leading to the front of the high street.

## AGENT NOTE

Excluding personal items, all furnishings are included in the sale price.

## TENURE

Freehold.

## OUTGOINGS

Council Tax currently Band C.

## VIEWING ARRANGEMENTS

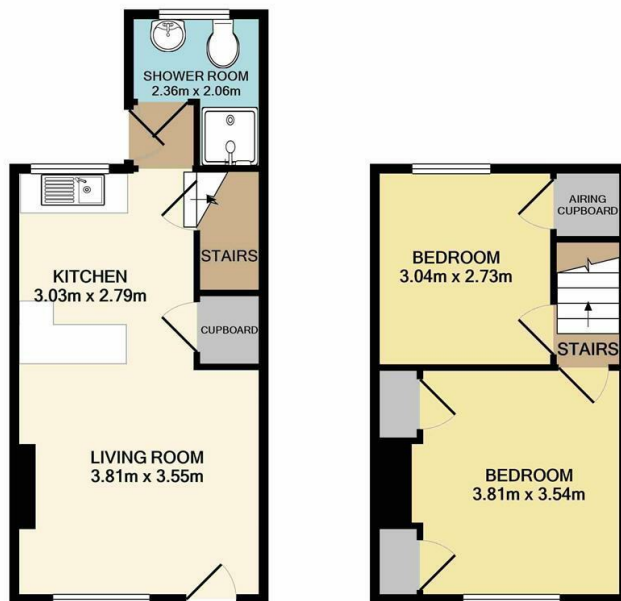
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)

Tel: 01728 452469 Ref: 20808/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.



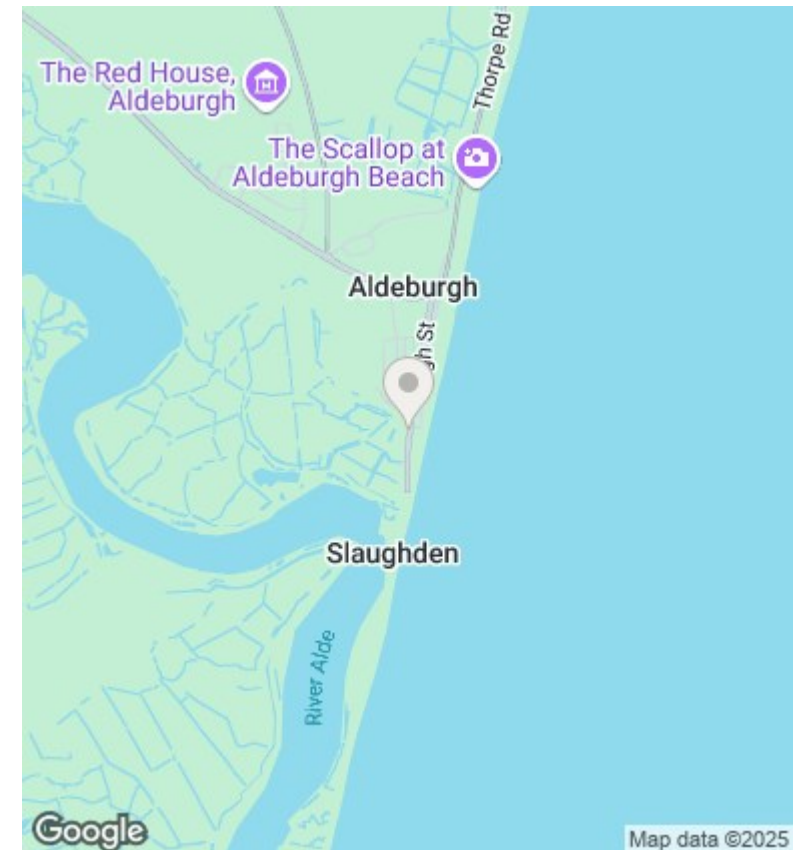
GROUND FLOOR  
APPROX. FLOOR  
AREA 29.5 SQ.M.  
(318 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 24.3 SQ.M.  
(262 SQ.FT.)

TOTAL APPROX. FLOOR AREA 53.8 SQ.M. (580 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

## Fixtures & Fittings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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)

## 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.