



## Thorpeness, Leiston

Guide Price £800,000

- Commanding Sea & Coastline Views
- Suffolk Coasts & Heaths AONB
- Wealth of Period Charm
- Private Road
- Cliff Top Gardens
- Open Fireplaces
- Historic Coastal Village
- Parking & Garage
- EPC - E



# North End Avenue, Thorpeness

A unique early twentieth century house situated in a cliff top position with fine sea and coastal views. Thorpeness is a popular seaside resort village with a long shingle beach, the Mere, a man made boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club. Thorpeness is close to the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.



Council Tax Band: G



## DESCRIPTION

Flick & Son are delighted to be able to bring to the market this unique early twentieth century house, situated in a cliff top position with fine sea and coastal views. Accessed via a private road and standing in a generous plot, the property offers spacious accommodation, designed to take full advantage of this extraordinary cliff top coastal location.

'The Chantry', is a substantial detached house of rendered and colour washed elevations, below a multiple pitched pan tile covered roofs, standing in a generous plot set well back from the road. A central pathway bordered by wide lawns leads to steps to the entrance of this imposing family home. On the cliff side, a balustraded terrace over looks the sea with multiple entrance doors opening to the two reception rooms and kitchen/breakfast room. The accommodation is designed to take full advantage of this wonderful position. Thought to date from the 1920's, the property retains many features, with a wealth of exposed wall and ceiling timbers and splendid fireplaces in the two elegant reception rooms. The well-proportioned reception rooms and the kitchen/breakfast room enjoy splendid sea views, with each having doors onto the cliff top terrace. A useful study and W.C complete the ground floor accommodation. An elegant period staircase rises to the first-floor galleried landing, with a decorative timber balustrade and a large leaded, light west facing window. The principal bedroom has fine sea and coastal views, with a dressing room and ensuite bathroom. Three further bedrooms all enjoy sea views, with a family bathroom completing the accommodation.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently G.

## 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](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20635/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

In common with many areas of the Suffolk coast Thorpeness is susceptible to coastal erosion.

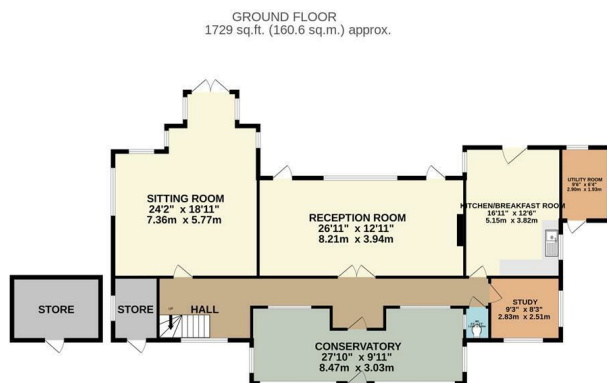








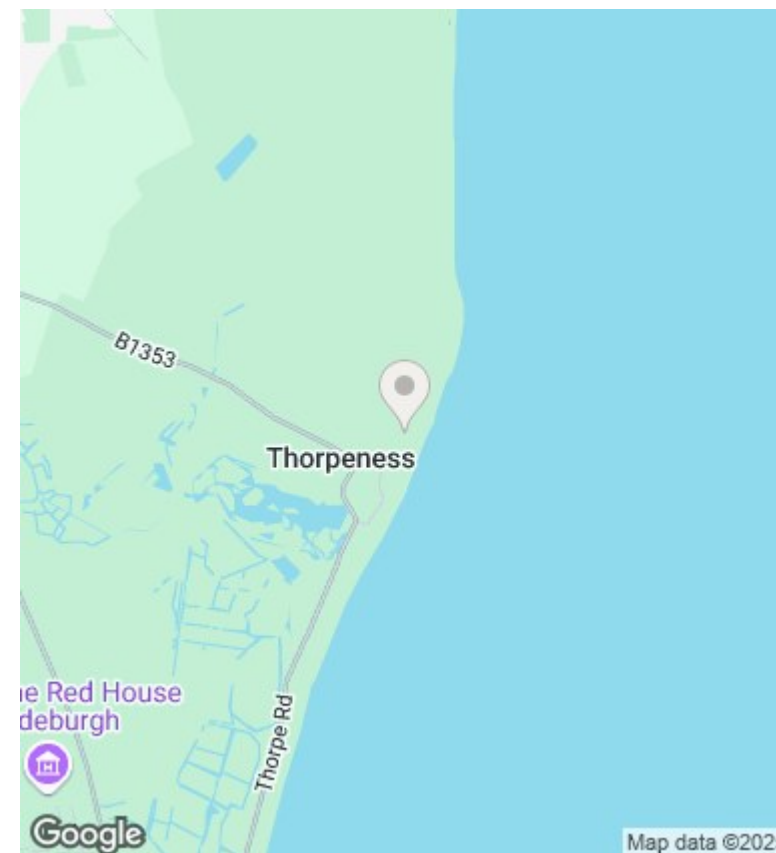




TOTAL FLOOR AREA: 2863 sq.ft. (266.0 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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)