



## Aldeburgh, Suffolk

Guide Price £495,000

- No Onward Chain
- Period charm
- Ensuite bathroom
- EPC - D
- Excellent Location
- Delightful courtyard garden
- Utility/shower room
- Close to Town Centre
- Kitchen/living/dining room
- Side Entrance



# Lee Road, Aldeburgh

An elegant semi detached house in the perfect location. 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: D



## DESCRIPTION

Offered with no onward chain, this elegant Edwardian bay fronted semi-detached house is situated a few paces from the town steps leading to the high street and sea front. This characterful property is entranced via a side entrance to an hallway leading to a sitting room with fireplace and to the rear an extended kitchen/dining/living room with fitted kitchen and patio doors opening into a delightful courtyard garden with store. A shower room with utility spaces completes the ground floor accommodation. On the first floor the landing opens to the two double bedrooms, the rear bedroom has an ensuite bathroom and the front is served by an adjacent shower room.

## ACCOMMODATION

Entrance door to:

## ENTRANCE HALL

Staircase rising to first floor

## UTILITY/SOWER ROOM

Suite comprising shower cubicle, hand basin and WC. Plumbing for washing machine with shelves over.

## SITTING ROOM

Cast iron fireplace with polished mantle and surround. Double glazed bay window to front elevation.

## KITCHEN

Polished stone work surfaces with drawers and cupboards below, single drainer sink with mixer tap, tiled surrounds, fitted electric oven and gas hob with cooker hood over. Plumbing for washing machine.

## LIVING/DINING ROOM

Windows to side and patio doors opening to the courtyard garden.

## FIRST FLOOR LANDING

## BEDROOM

Double glazed window overlooking Lee Road. Cast iron fireplace. Fitted wardrobe.

## SHOWER ROOM

White suite comprising a pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle and WC.

## BEDROOM

Sash window to rear. Connecting door to:

## BATHROOM

White suite comprising of panelled bath, hand basin, W.C. Window to rear. Built in cupboard with gas fired central heating boiler.

## OUTSIDE

Set back from the road with dwarf brick boundary wall. A passageway leading past the entrance door to an enclosed courtyard garden, paved, walled with trellis and a variety of climbing plants. Lap board timber store with slate mono pitch roof.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D.

## SERVICES

Mains gas electricity, water and drainage.



## VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Tel: 01728 452469. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk) Ref: 20552/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.



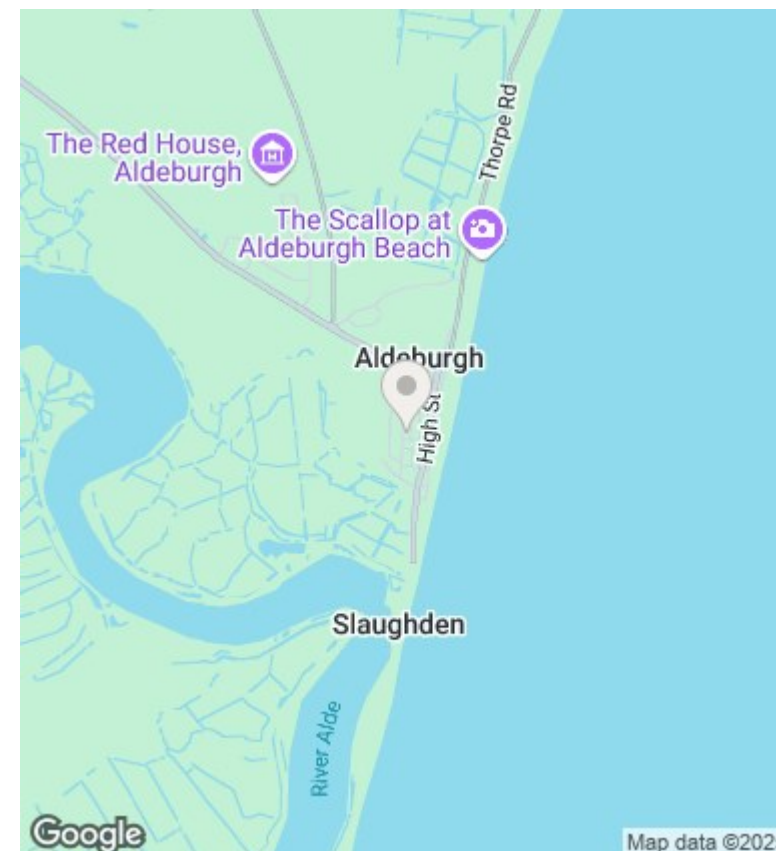








TOTAL FLOOR AREA: 88.5 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency class or grade.  
 Made with floorplan 12/2021

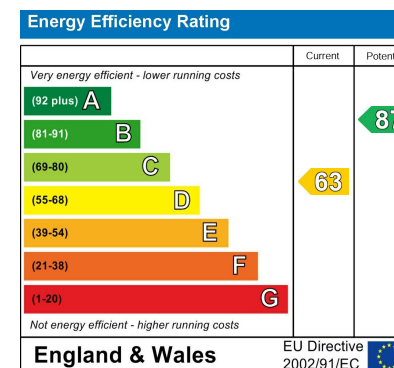


## Conveyancing, Surveys & Financial Services

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)