



## Thorpeness, Suffolk

Offers In Excess Of £550,000

- Fine Sea Views with Access to the Coast Path and Village
- No Onward Chain
- Ground and First Floor Bedrooms and Bathrooms
- Large First floor Living Room with Balcony and Sea View
- Generous Gardens, Ample Parking and Garage
- 1370 sqft
- Stylish Open Plan Kitchen/Dining Room opening to the Garden
- Warm Air Gas Central Heating and Double Glazing
- EPC - E



# North End Avenue, Thorpeness

Unique mid 20th century home with fantastic sea views located in a private road at the north edge of the village. 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: F



## ACCOMMODATION

Steps to entrance door.

### ENTRANCE HALL

#### HALF LANDING

Full height double glazed windows, stairs to the ground floor and first floor.

#### GROUND FLOOR

Linen cupboard, wooden floor, cupboard housing central heating system.

#### DINING ROOM

Window overlooking the front garden and views over North End Avenue to the sea. Double glazed patio doors opening to the rear garden. Opening to:

#### KITCHEN

Range of base and wall units, worksurfaces with tiled surrounds and inset twin bowl sink unit with mixer tap, fitted electric oven and hob with extractor. Plumbing for washing machine. Double glazed window overlooking rear garden, built-in storage cupboard. Glazed door to rear storm porch opening to the rear garden.

#### BEDROOM

Double glazed windows overlooking the front garden and with a view to the sea. Fitted desk/dressing table.

#### BEDROOM

Double glazed window overlooking the rear garden, built in store cupboard.

## SHOWER ROOM

White suite comprising tiled shower cubicle, hand basin with storage below, W.C. Opaque double glazed window, tiled floor, heated towel rail.

## FIRST FLOOR

### LANDING

Double glazed window with Seaview. Airing cupboard.

### LIVING ROOM

A spacious double aspect room with double glazed windows enjoying rooftop view of Thorpeness and double glazed patio doors opening to the balcony overlooking neighbouring gardens to the sea.

### MASTER BEDROOM

Double glazed windows to front and side with sea views, built-in wardrobe.

### BEDROOM 4

Double glazed window overlooking the rear garden. Built-in wardrobe.

### BATHROOM

White suite comprising panel bath with mixer tap and shower, hand basin with storage below and cabinets above, W.C. and bidet, wall tiling, opaque double glazed window.

## OUTSIDE

The property stands in a generous plot with lawn gardens to front side and rear, ample parking and access to an attached single garage. Gardens to the rear are principally laid to lawn with panel fencing, mature shrubs, paved patio area, greenhouse and timber garden store.

## TENURE

Freehold

## AGENTS NOTE

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

## OUTGOINGS

Council Tax Band currently F

## 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: 20956/RDB.

## FIXTURES AND FITTINGS

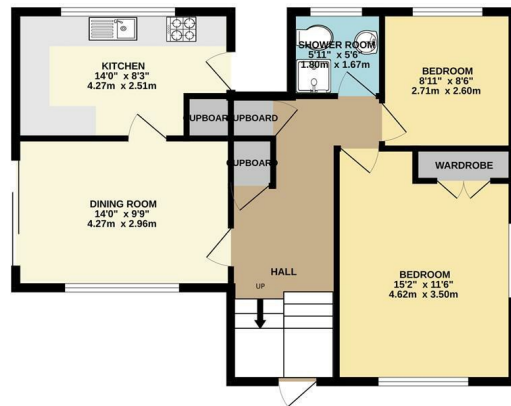
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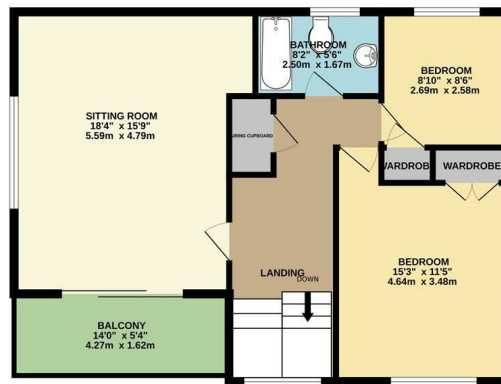




GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.

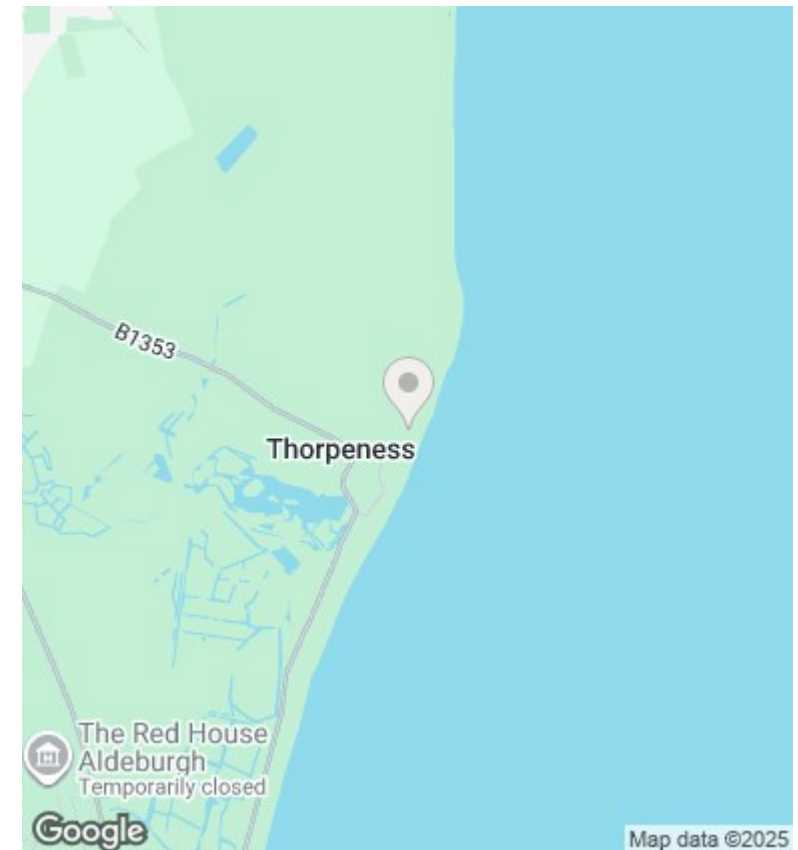


1ST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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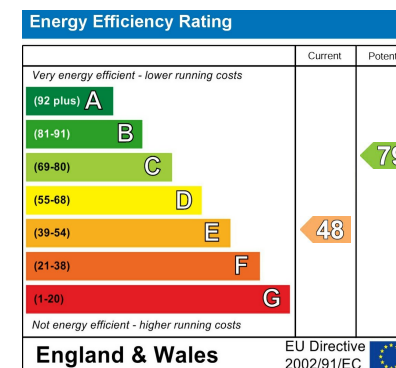


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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)