



## Half Crown Cottage, Aldeburgh, Suffolk, IP15 5DA

4 Bedrooms | 2 Receptions | 2 Bathrooms

**Guide Price £725,000**

**Flick & Son**  
*Coast and Country*









## DESCRIPTION

This handsome, Grade II Listed Georgian town house is situated in the heart of the resort town of Aldeburgh. A small, enclosed, west-facing forecourt leads to the front of the house and there is a gated and covered side access to the rear courtyard, which has been laid to patio and is accessed internally via a pair of french doors on the south elevation of house from the dining area of the kitchen. The sitting room and study are semi-open plan, separated by a central chimney with access either side; these rooms would suit either being separate spaces from one another, or used as one room. There is a separate family room, a utility room and a cloakroom with w/c. Upstairs the four double bedrooms are serviced by two family bathrooms at either end of the landing.

An immaculately-presented late-C18 house benefitting from flexible living accommodation, four double bedrooms and a rear courtyard with southerly aspect, located in the centre of Aldeburgh between the High Street and the sea.

- 146sq.m
- No onward chain
- Well-appointed throughout
- Town centre location
- 2 Bathrooms
- Gas-fired central heating
- Grade II Listed
- Period features
- EPC - exempt

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To arrange a viewing contact our Aldeburgh office

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## LOCATION

Centrally located between Aldeburgh's esplanade and its bustling high street, the house is conveniently located to take advantage of all the town has to offer. Aldeburgh is recognised for its sailing on the rivers Alde and Ore, its heathland golf course and for variety of shops, restaurants and hotels along the High Street. Situated within Suffolk's Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is popular amongst tourists, second home owners and retirees looking for a seaside retreat. The nearest railway station is in the market town of Saxmundham, which connects to London Liverpool Street via Ipswich.

## ACCOMMODATION

### ENTRANCE HALL

### SITTING ROOM

11' 1" max plus bay x 11' 3" (3.38m x 3.45m)

### STUDY

11' 3" x 10' 8" max (3.45m x 3.26m)

### FAMILY ROOM

11' 1" max plus bay x 10' 6" (3.40m x 3.21m)

### KITCHEN AREA

14' 7" x 10' 6" (4.46m x 3.22m)

### DINING AREA

17' 6" x 6' 5" (5.34m x 1.98m)







## UTILITY ROOM

## WC

## FIRST FLOOR

### BEDROOM 1

12' 3" max x 10' 11" (3.75m x 3.35m)

### BEDROOM 2

11' 7" x 11' 3" max (3.55m x 3.44m)

### BEDROOM 3

11' 7" x 11' 1" max (3.55m x 3.39m)

### BEDROOM 4

11' 7" x 9' 7" (3.55m x 2.94m)

## BATHROOM 1

## BATHROOM 2

## SERVICES

Mains gas, electricity, water and drainage are available. None of the services, the heating installation, plumbing, electrical systems nor appliances (if any) have been tested by the Selling Agents.

## OUTGOINGS

Council Tax currently Band F. Further details can be obtained from the Suffolk Coastal District Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk. IP12 1RT Tel: (01394) 383789.

## VIEWING

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: 18777/HW.

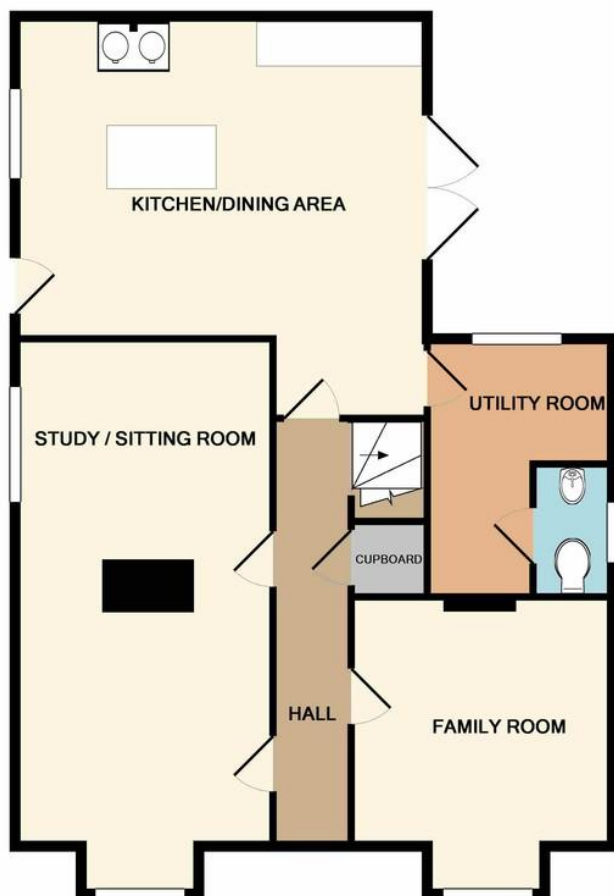
## AGENTS NOTE 1

Please be aware there is a small flying freehold to the rear of the property, and the adjoining house has pedestrian right of way across the courtyard and through the side access onto King Street.

## AGENTS NOTE 2

According to the Environment Agency the house lies within Flood Zone 3.





GROUND FLOOR  
APPROX. FLOOR  
AREA 888 SQ.FT.  
(82.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 687 SQ.FT.  
(63.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1575 SQ.FT. (146.3 SQ.M.)

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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## 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.

## 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

## EPC

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

**EPC not required  
as property is  
Grade II Listed**



**01728 452469**

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