



Aldeburgh, Suffolk

Guide Price £250,000

- No Onward Chain
- Sitting Room
- Electric Heating
- Rental guide price - £1,350 (updated)
- Dining Hall
- First Floor Bedroom & Bathroom
- Close to High Street & beach
- Kitchen
- Two Second Floor Bedrooms
- EPC - F

King Street, Aldeburgh

A three storey town house a stones throw from the sea front.



Council Tax Band: B



DESCRIPTION

A three storey town house ideally located a few paces from the High Street and sea front. A stable door opens to a dining hall with sealed fireplace and high mantel surround which leads off to the kitchen and sitting room with fireplace. An enclosed staircase rises to the first floor bedroom overlooking King Street to the south, with a bathroom also located on this floor. On the second floor there are two further bedrooms having a roof top view over Aldeburgh with a glimpse of the Alde.

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.

ACCOMMODATION

DINING ROOM

Sealed fireplace with High mantle and surround. Enclosed staircase to first floor, cupboards below. Electric storage heater.

SITTING ROOM

Tiled fireplace with cabinet to one side. Two sash windows overlooking King Street. Electric storage heater.

KITCHEN

Work surface and butler sink. Built in cupboard, roof light.

FIRST FLOOR LANDING

Window overlooking King Street. Staircase to second floor.

BEDROOM

Ornamental cast iron fireplace, built in wardrobe, sash windows overlooking King Street. Electric storage heater.

BATHROOM

Bath, WC with high level cistern. Hand basin, opaque window.

SECOND FLOOR LANDING

BEDROOM

Window with roof top view of Aldeburgh and glimpse of the Alde.

BEDROOM

Window overlooking King Street.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B. Further details can be obtained via East Suffolk Council.

VIEWING

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20278/RDB.

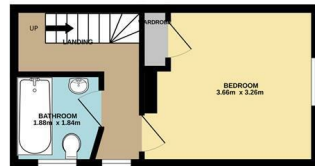
FIXTURES & FITTINGS

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.

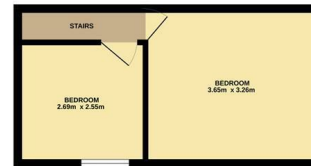
GROUND FLOOR
27.4 sq.m. approx.



1ST FLOOR
20.4 sq.m. approx.

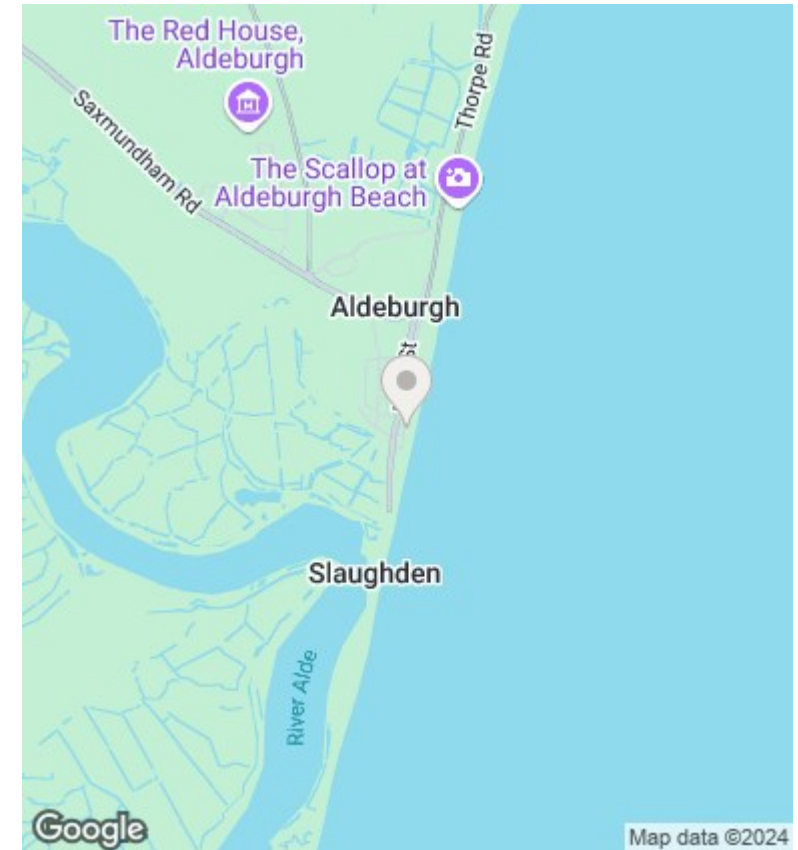


2ND FLOOR
20.7 sq.m. approx.



TOTAL FLOOR AREA : 68.5 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	31	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

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.