



Aldeburgh, Suffolk

Offers In Excess Of £725,000

- No Onward Chain
- Shaker style fitted kitchen/dining room
- Gas Central Heating
- Large Double Reception Room
- Three Double Bedrooms
- Garden
- Wood Burning Stove
- Great Charm & Character
- EPC - D

Park Lane, Aldeburgh

Situated in a peaceful location yet within a few paces of the sea front and a short stroll to the beach of this 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

Flick & Son are delighted to offer for sale this excellent Edwardian town house situated in the perfect location at the top of the town steps. The accommodation retains great charm and character with exposed timber floor boards, panel doors, an elegant staircase and balustrade with all the bedrooms retaining their original fireplaces. Set behind a dwarf brick wall, a quarry tiled path leads to the panel glazed entrance door opening to the hallway, staircase and galleried landing. The large double reception room has a wide sash bay window and window seat over looking Park Lane, a fireplace and wood burner. To the rear is a stylish kitchen/dining room with a shaker style kitchen and overlooks the rear garden. On the first floor the galleried landing leads to three well proportioned bedrooms, bathroom with separate shower and an additional WC. To the rear is a delightful garden comprised of a combination of paving, shingle, cobbles and timber sleepers interspersed with planting.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to first floor galleried landing, storage cupboard below. Glazed door opening to the rear garden.

SITTING ROOM

A double reception room with wide sash bay window, window seat and storage locker below. Fireplace with painted timber mantle and surround, hearth and wood burning stove. Second chimney breast with fitted shelves and cabinet. Sash window to rear. Exposed timber floor boards, panel doors and picture rails.

KITCHEN/DINING ROOM

Fitted with a range of shaker style base and wall cupboards, wood

block work surfaces with butler sink and mixer tap. Stoves electric cooker with glass splash back and stainless steel cooker hood. Concealed appliances include, fridge, washing machine and dishwasher. Windows overlooking the garden.

FIRST FLOOR LANDING

A galleried return landing with built in storage cupboard.

BEDROOM

Ornamental cast iron fireplace. Sash window to front.

BEDROOM

Ornamental cast iron fireplace. Sash window to rear.

BEDROOM

Ornamental cast iron fireplace. Sash window to rear.

BATHROOM

White suite comprising tongue & groove panelled bath, hand basin with mixer tap, WC and separate shower cubical, tiled floor, heated towel rail.

SEPARATE WC

Hand basin with mixer tap and WC. Opaque window.

AGENT NOTE

Light fixtures, curtains and appliances included in the sale. Owners would also ideally like to include all furniture.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D. 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: 20367/RDB.

FIXTURES & FITTINGS

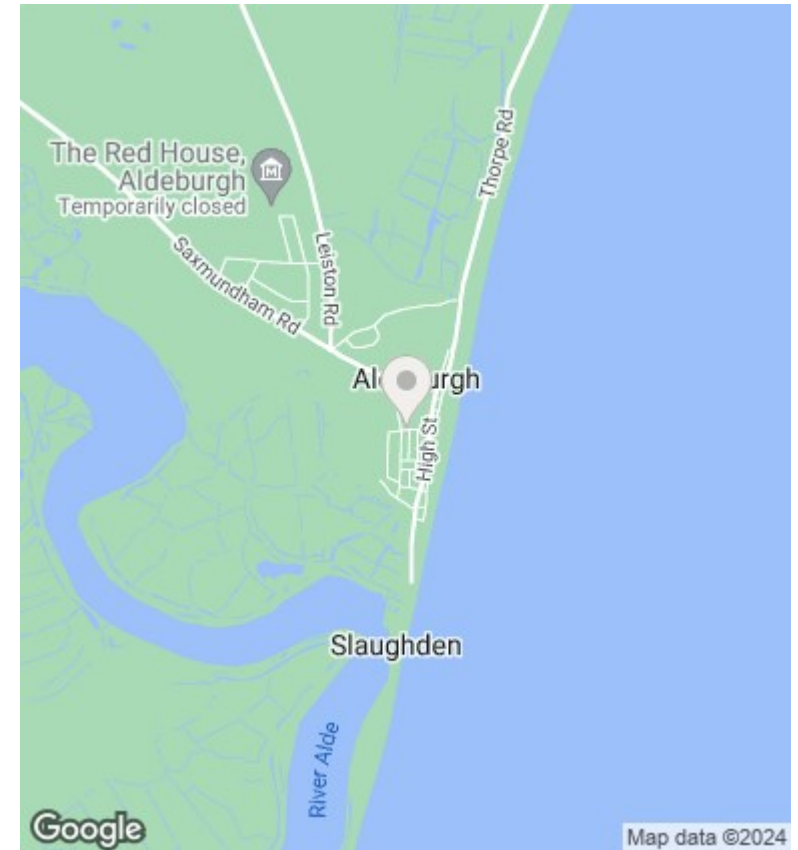
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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: 115.0 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 be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency over the years.
 Made with floorplan 02023

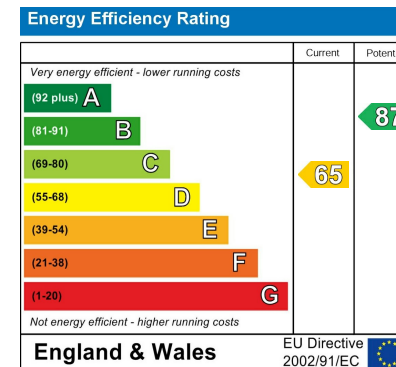


Conveyancing, Surveys & Financial Services

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