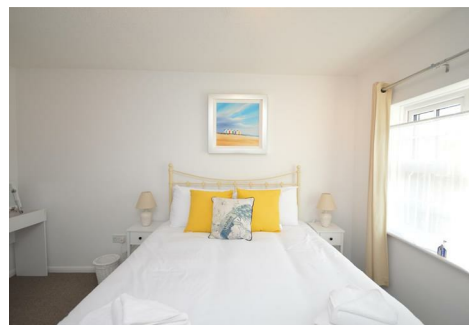


Flick & Son

Coast and Country



Aldeburgh,

Rent: £2,500 PCM,

Council Tax: Band B

- Fully furnished
- Open plan living/dining room
- Parking
- EPC: D
- Sorry no pets or smokers

- Inclusive of all bills excluding council tax
- Two bedrooms
- Close to High Street & the beach
- Holding deposit: £576.92



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



DESCRIPTION

Flick & Son are pleased to offer for rent this beautifully presented two bedroom furnished house located in a popular modern development close to the High Street & the beach.

ACCOMMODATION

Through the front door you are greeted into a spacious open plan living/dining space leading to a modern fitted kitchen with appliances. The downstairs accommodation is completed with a fantastic conservatory offering a great alternative space for dining or working from home.

Upstairs you find two bedrooms, one set up with a double bedroom and the other as a twin. Finally there is a beautiful modern bathroom with shower over bath.

Outside to the rear there is a courtyard garden with a gate leading to the off street parking.

The property is heated via electric heating. It has an EPC rating D.

LOCATION

Aldeburgh is 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.

AVAILABILITY

The property is available from the 12th December 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £2,884.61

The property is offered fully furnished. The monthly rent is inclusive of utility bills, TV & broadband along with a full clean and linen turnover every two weeks.

Sorry no pets or smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

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