

JENNIE JONES

EST.  1993

ESTATE AGENTS



THE GATEHOUSE

Leiston | Suffolk

£225,000

FLAT 6 THE GATEHOUSE, STATION ROAD, LEISTON, IP16 4FH

Leiston Town Centre – 0.3 miles

Sizewell Beach – 3 miles

Saxmundham Railway Station – 5 miles

- Communal Entrance ● Entrance Hall ● Family Bathroom ●
- Open Plan Living / Dining / Kitchen ●
- Two Double Bedrooms ● Ensuite To Master ●
- Balcony ● Allocated Parking ●

The Property

Occupying an enviable top floor position within this attractive modern development, this beautifully presented apartment combines contemporary styling with light-filled accommodation and far-reaching rooftop views towards the Suffolk coastline.

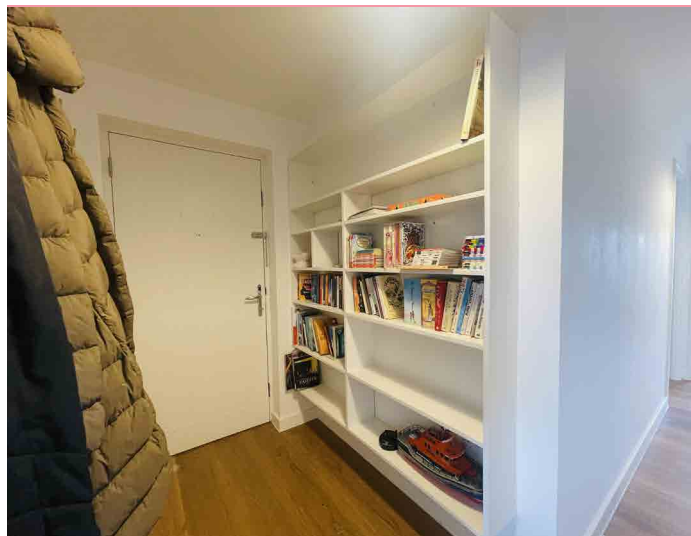
The welcoming entrance hall provides access to all principal rooms and benefits from useful built-in storage, whilst engineered oak flooring flows throughout much of the apartment, creating a seamless and contemporary feel.

The heart of the home is undoubtedly the impressive open plan living space. Combining sitting, dining and kitchen areas, this generous room is flooded with natural light from dual aspect windows and French doors opening onto a private balcony. It is the perfect place to relax with a morning coffee or unwind at the end of the day.

The modern kitchen has been thoughtfully designed with an excellent range of contemporary units, solid timber work surfaces and integrated appliances, making it equally suited to everyday living and entertaining.

Both bedrooms are comfortable doubles, each enjoying their

A STYLISH TOP FLOOR APARTMENT WITH BALCONY WITH FAR REACHING VIEWS TOWARDS SIZEWELL.



own Juliet balcony, allowing light to flood the rooms and creating a wonderful sense of space. The principal bedroom also benefits from a stylish en-suite shower room, whilst the beautifully appointed family bathroom serves the second bedroom and guests alike. A very useful utility cupboard complete the accommodation.

Further benefits include gas fired central heating via radiators, solar panels helping to improve the property's energy efficiency, allocated parking and the reassurance of a well-maintained modern development.

Location

Leiston is a thriving Suffolk market town offering an excellent range of independent shops, cafés, supermarkets, schools, leisure facilities and everyday amenities.

The Suffolk Heritage Coast is only a short drive away, with Aldeburgh, Thorpeness, Dunwich and Sizewell all within easy reach. The nearby RSPB Minsmere Nature Reserve, Snape Maltings and countless coastal and countryside walks make this one of Suffolk's most desirable locations.

The apartment also provides excellent access to the growing Sizewell employment hub, making it an attractive proposition for owner occupiers and investors alike.

Services

Mains water, electricity and drainage.
Gas fired central heating via radiators.
Solar panels.

Local Authority and Council Tax Band

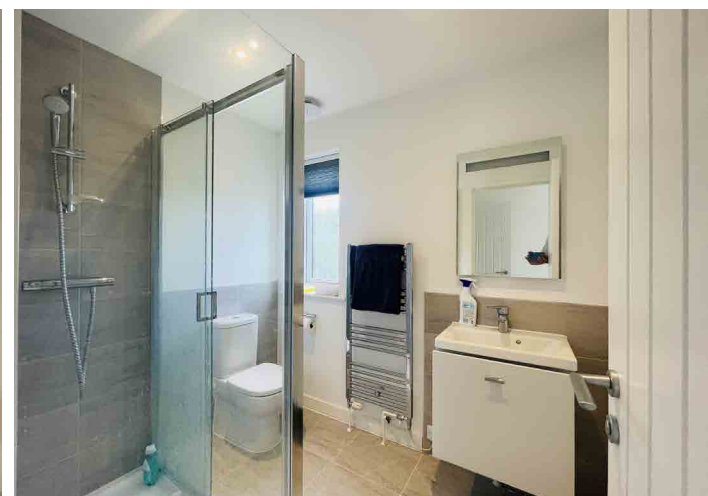
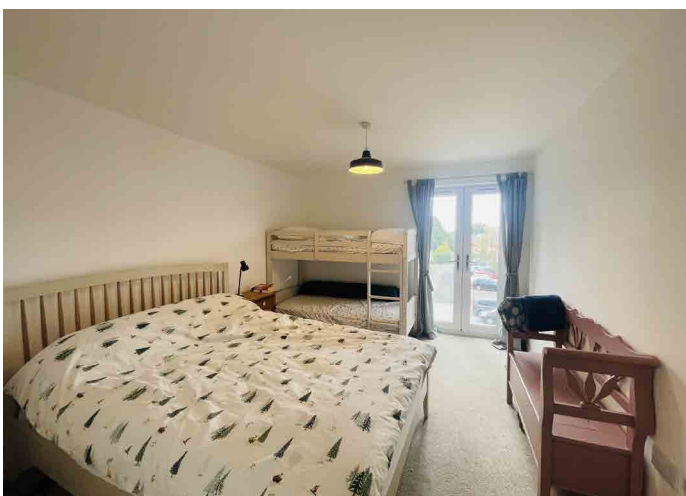
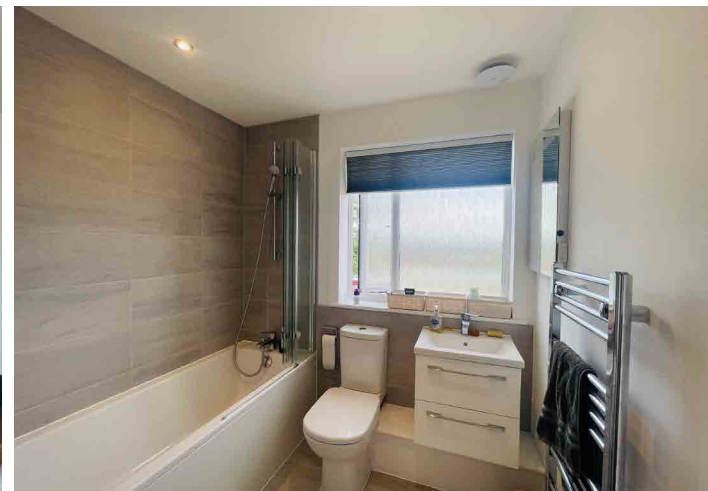
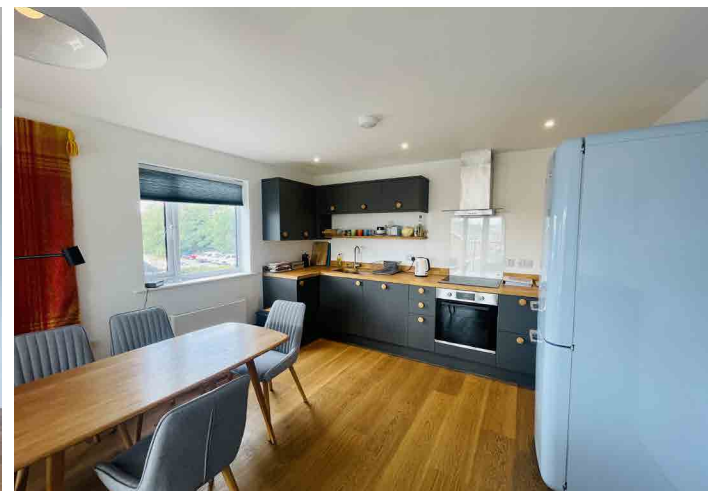
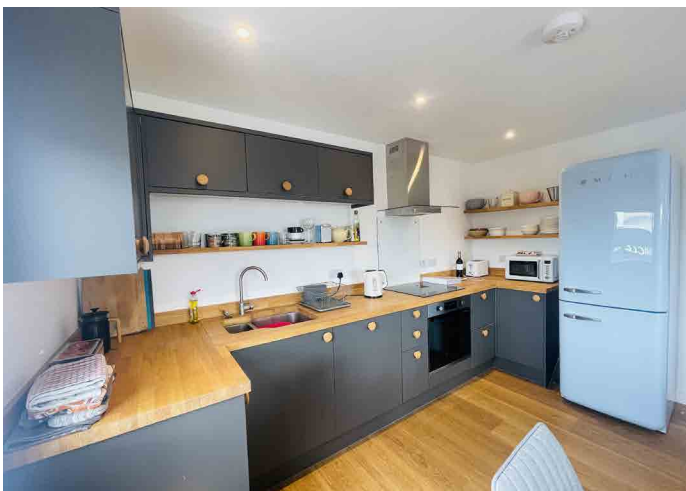
East Suffolk Council Tax Band A

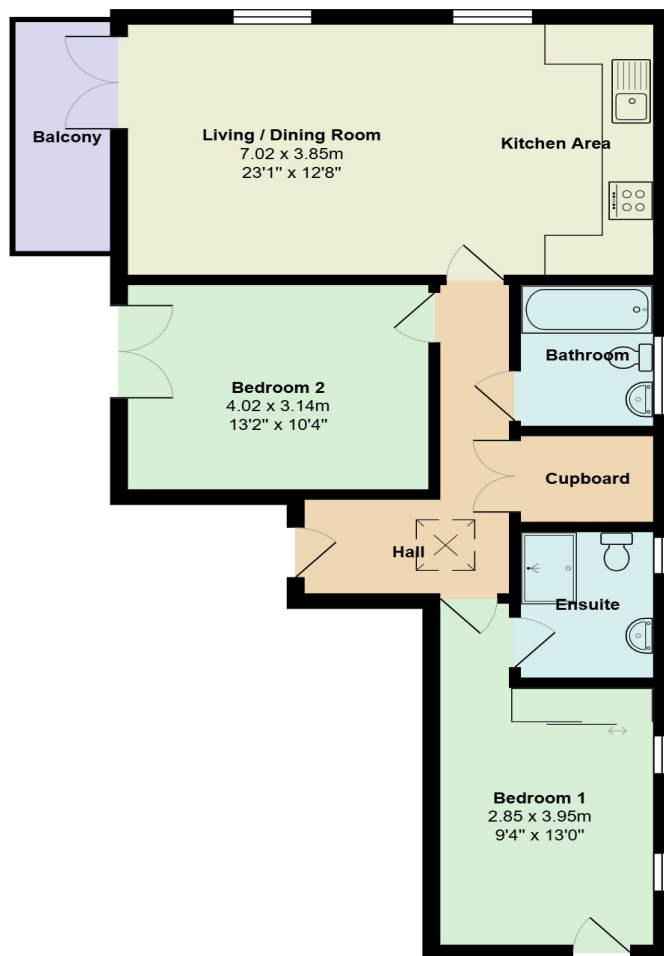
EPC Rating

A

Tenure

Leasehold





Total Area: 73.1 m² ... 787 ft² (excluding balcony)
All measurements are approximate and for display purposes only

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