



Aldeburgh,

Guide Price £270,000

- No Onward Chain
- First Floor Apartment
- Gas Central Heating
- Two Bedrooms
- Sea Views
- EPC -
- Allocated Parking
- Large Kitchen / Living Room / Diner

St. Peters Road, Aldeburgh

Offered for sale with no onward chain, is this well presented two bedroom apartment with sea views. 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.



Council Tax Band: D



Tenure

Leasehold

Overview

A beautifully presented two-bedroom first-floor apartment offering sea views and the benefit of allocated parking.

Outgoings

Council Tax Band Currently D

Outside

The property includes one allocated parking space along with access to visitor parking bays. Well-maintained communal gardens surround the development and provide direct access to the beach, creating an ideal coastal setting.

Entrance Hallway

The building is accessed via a secure external door leading into a communal hallway. Stairs rise to the first-floor landing, where a private storage cupboard is located. The apartment entrance opens into a spacious hallway featuring a large double-door storage cupboard, radiator, and access to all principal rooms.

Bedroom One

A generously sized double bedroom with a radiator and a double-glazed window overlooking the communal gardens.

Bedroom Two

A generously sized double bedroom with a radiator and a double-glazed window overlooking the communal gardens.

Bathroom

A modernised bathroom fitted with a bath and overhead shower, WC, wash basin, and a heated towel rail.

Open Plan Kitchen / Dining / Living Room

A standout feature of the property, this bright and spacious room benefits from two south-facing windows that flood the space with natural light and offer attractive sea views. The room comfortably accommodates both dining and living areas and includes two radiators.

The kitchen has been recently updated and features a range of base and wall-mounted units, an integrated Neff oven, induction hob with extractor fan, integral washing machine and fridge, and a gas combination boiler positioned above the sink. An additional west-facing window provides further natural light.

Services

Mains Gas, Water, Electricity & Sewage

Viewing Arrangements

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: aldeburgh@flickandson.co.uk

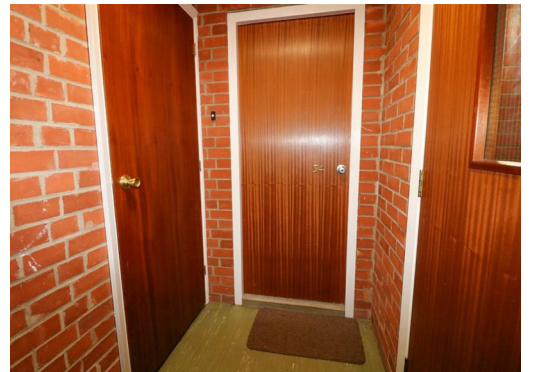
Tel: 01728 452469

Fixtures & Fittings

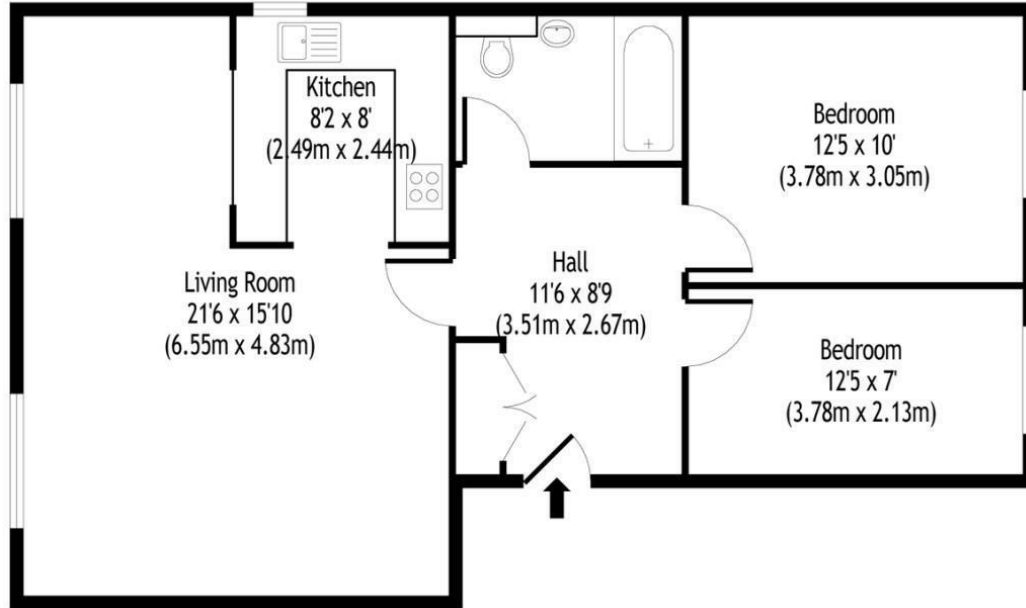
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.

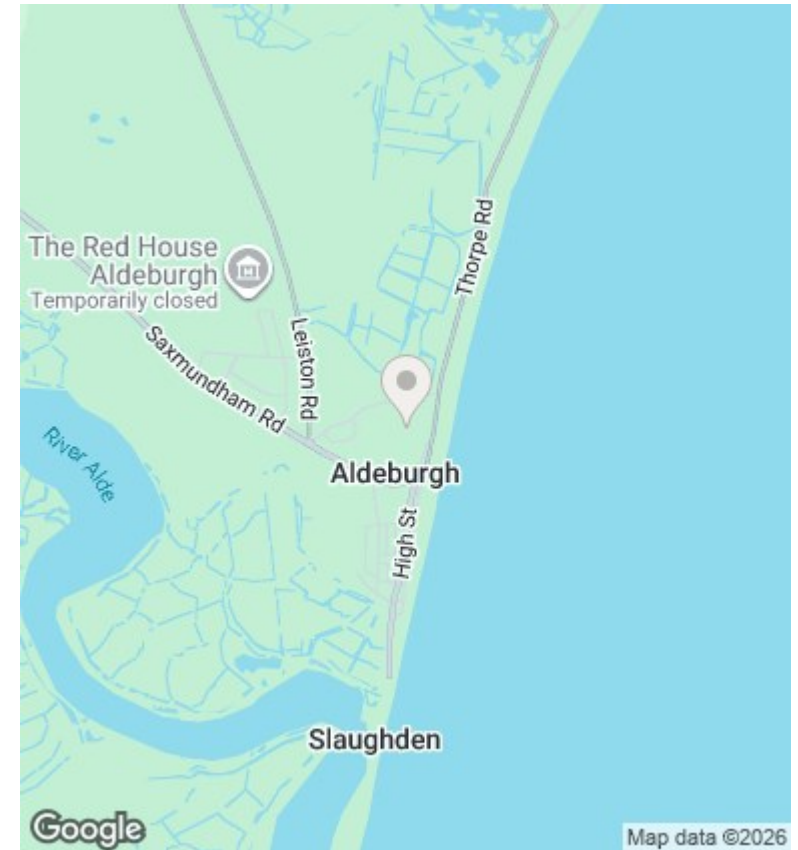




34 Aldeburgh Lodge, Aldeburgh
 Approx. Gross Internal Floor Area - 700 Sq ft / 65 Sq M



For identification purposes only. Not to scale.
 Copyright © fullaspect.co.uk 2014
 Produced for Jennie Jones



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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