

JENNIE JONES

EST. 1992

ESTATE AGENTS



**HIGH STREET**

Saxmundham | Suffolk

**£195,000**



# 1 RAILWAY COTTAGE, 45B HIGH STREET SAXMUNDHAM IP17 1AJ

Saxmundham Railway Station – 0.1 miles  
Aldeburgh – 7 miles  
Framlingham – 10 miles

- Entrance Hall ● Open Plan Living Room Kitchen ●
- Bathroom ● Three Bedrooms ● Courtyard Front Garden ●
- Long Stay Car Parking Available ●

## The Property

1 Railway Cottages is a well-kept, modern home tucked away just off the High Street in Saxmundham. The property offers comfortable and low-maintenance accommodation, perfect for those wanting a convenient town centre location without compromising on space.

A front door opens into a generous hallway with stairs to the first floor and a door to a cloakroom with WC and wash basin. The open plan kitchen and living space is fitted with a range of modern units with integrated appliances including a dishwasher and washing machine. The sitting area has French doors opening onto a private paved courtyard garden.

Upstairs, there are three bedrooms—two good doubles and a third single—and a family bathroom with bath, shower over, WC, and basin.

The property is fully double glazed and has gas central heating. This is an easy property to run—perfect for lock-up-and-leave buyers, first-time buyers or as a buy-to-let.

## The Location

Saxmundham is a thriving market town on Suffolk's heritage coast, offering a wide range of facilities including supermarkets, independent shops, cafés, a medical centre, leisure facilities, and both primary and secondary schools.

**A modern town centre cottage, just moments from shops, the railway station and Waitrose ideal for coast and country living.**



The town's rail station offers direct links to Ipswich and onward to London Liverpool Street, while the nearby A12 provides strong road connections.

Leisure and nature lovers will enjoy the proximity to Sizewell Beach, Aldeburgh, and local countryside walks. Sizewell's energy sites also attract long-term professionals and contractors to the area, making the town a good choice for both families and landlords.

### Services

Mains water, mains electricity, mains drainage.

Gas-fired central heating.

Double glazing throughout.

### Local Authority and Council Tax Band

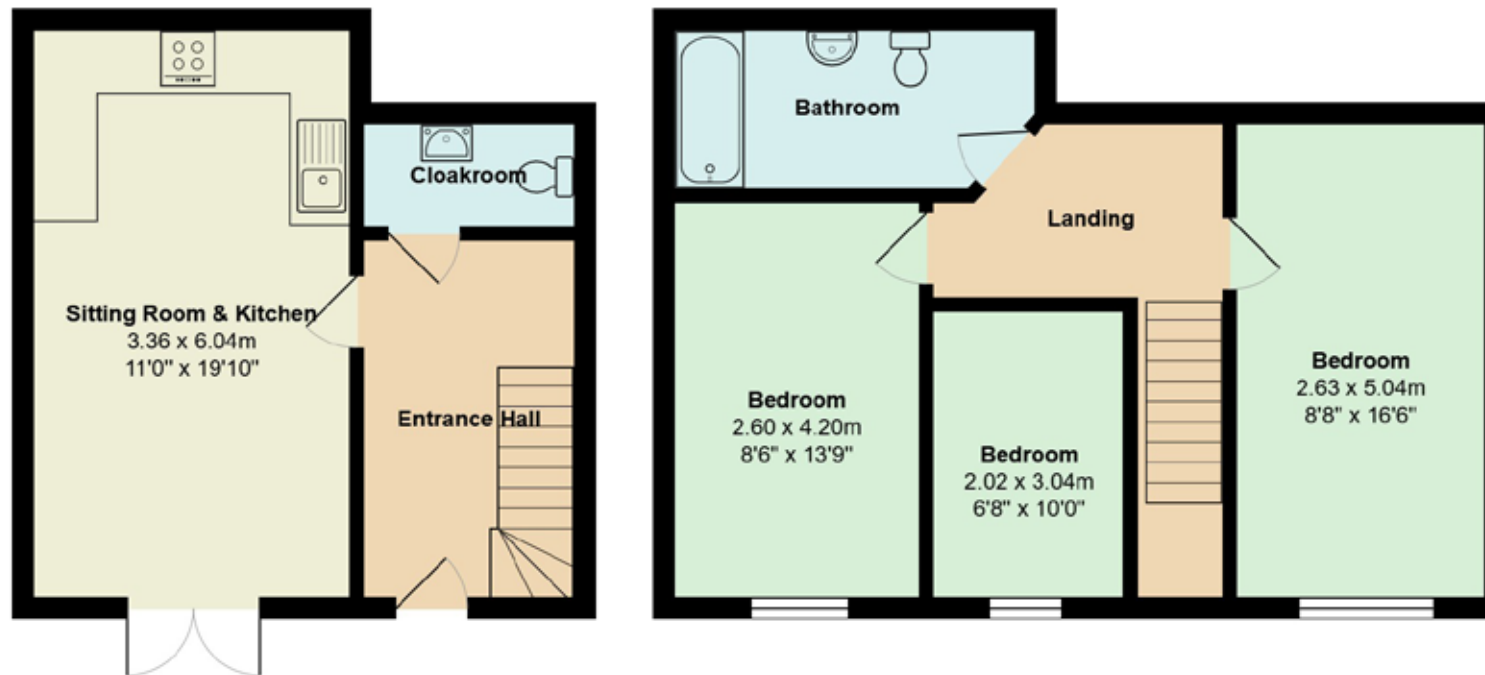
East Suffolk Council

Council Tax Band: C

### EPC Rating C

**AGENT NOTE** - Car Parking is available at the nearby long term East Suffolk Council are park. Annual permit available at £425.00 per annum  
(Rate correct at time of brochure production January 2026)





Total Area: 79.7 m<sup>2</sup> ... 858 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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