Flick & Son
Coast and Country







Aldeburgh, Suffolk

Guide Price £400,000

- Parking for Two Cars
- Kitchen/Breakfast Room
- Part-Walled Garden
- Successful Holiday Let
- Integrated Appliances
- Stylish Ensuite & Bathroom
- Three Bedrooms
- Sitting/Dining Room
- EPC - B

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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Lapwings, Aldeburgh

Immaculately presented three bedroom modern end terrace town house.

3 2 1 B

Council Tax Band: D





DESCRIPTION
An immaculately presented end terrace town house of rendered elevations below a pantile covered roof is set in a small select development in this most sought after of Suffolk coastal towns. A footpath via the Church Farm estate leads down to the sea front and beach. Presently a successful holiday let, the well planned accommodation with gas fired central heating and double glazing features; entrance hall, fitted kitchen/breakfast room with integrated appliances, sitting/dining room opening into the part walled garden which has an L-shaped paved patio and artificial lawn. On the first floor there are three well proportioned bedrooms, the principal bedroom having an en-suite shower room. A family bathroom completes the accommodation. There are two off road parking spaces to the front of the property.

ACCOMMODATION

ENTRANCE HALL
Staircase rising to the first floor with storage cupboard below.

KITCHEN/BREAKFAST ROOM
Fitted with a range of shaker style base and wall cupboards, work surfaces with matching upstands. Single drainer 1 ½ sink unit with mixer tap and hard water drinking water tap. Fitted water softener. Fitted electric oven and hob with stainless steel splash back and extractor hood. Concealed fridge/freezer, dishwasher and washing machine. Sash window to front elevation.

SITTING/DINING ROOM
Window to side and rear elevations, entrance door to the rear garden.

FIRST FLOOR LANDING

BEDROOM
Built in airing cupboard.

BEDROOM
Sash window to front elevation. Fitted mirror fronted wardrobe.

ENSUITE
White suite comprising shower cubicle, hand basin and WC. Heated towel rail.

BEDROOM
Window to rear elevation.

BEDROOM
Window to rear elevation.

BATHROOM
White suite comprising panel bath with shower over, hand basin and WC. Heated towel rail. Opaque window.

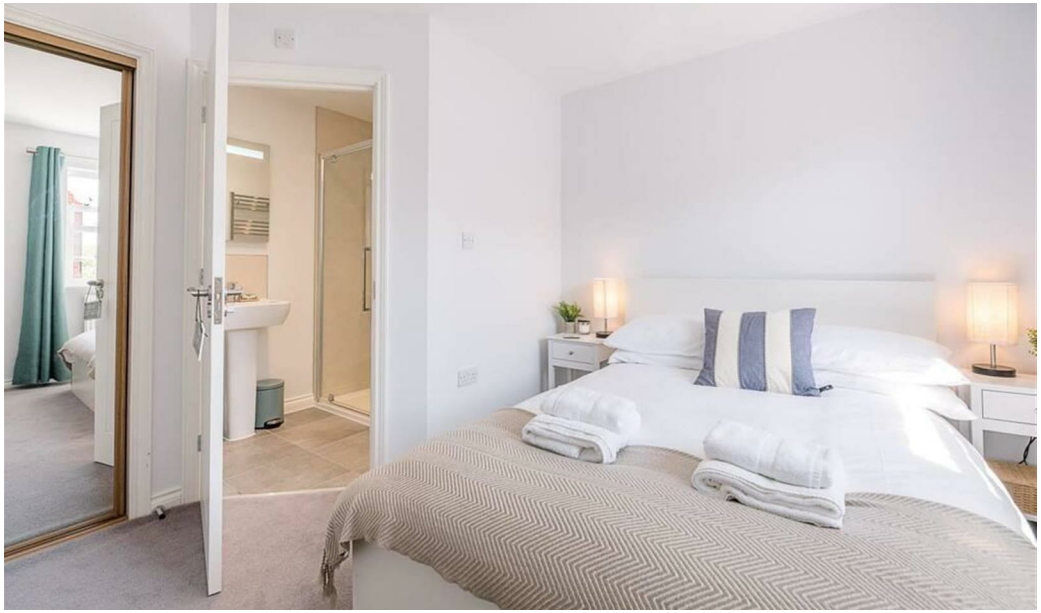
AGENT NOTE
Holiday Let Rental Income:
Net Rental Income (After Cleaning & Management Fees) with Air Manage Suffolk: 2022 (May to December) £13k, 2023 £18k

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: 20385/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.









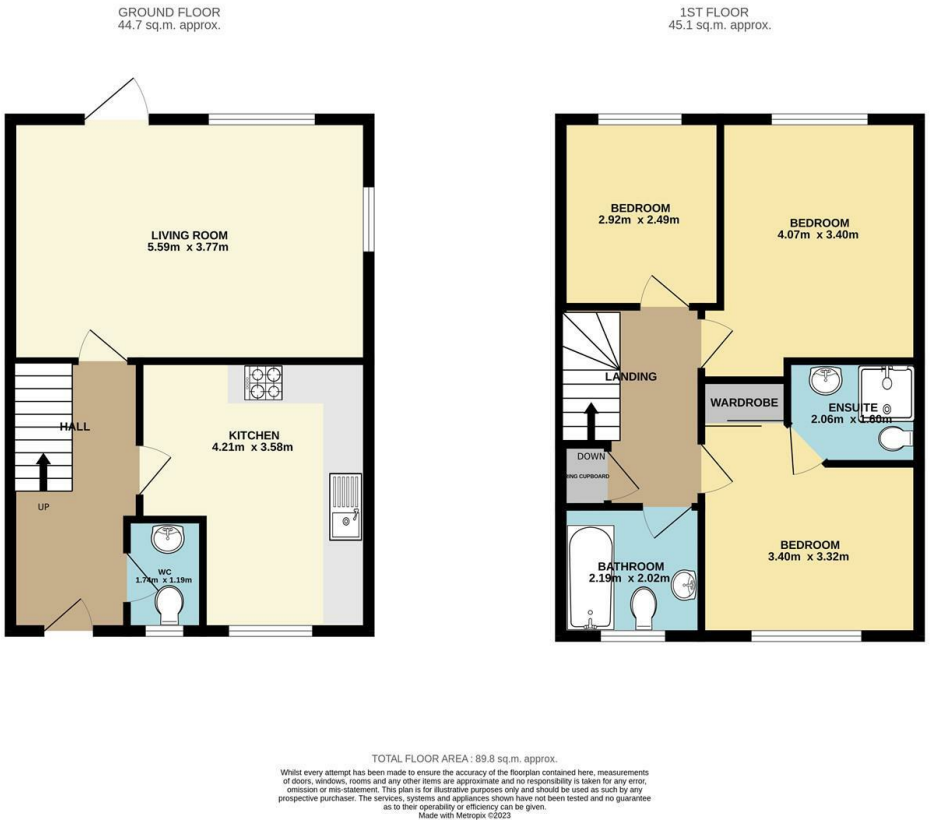












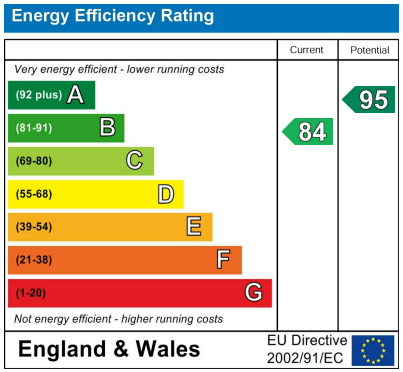


Conveyancing, Surveys & Financial Services

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

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