

# Flick & Son

Coast and Country



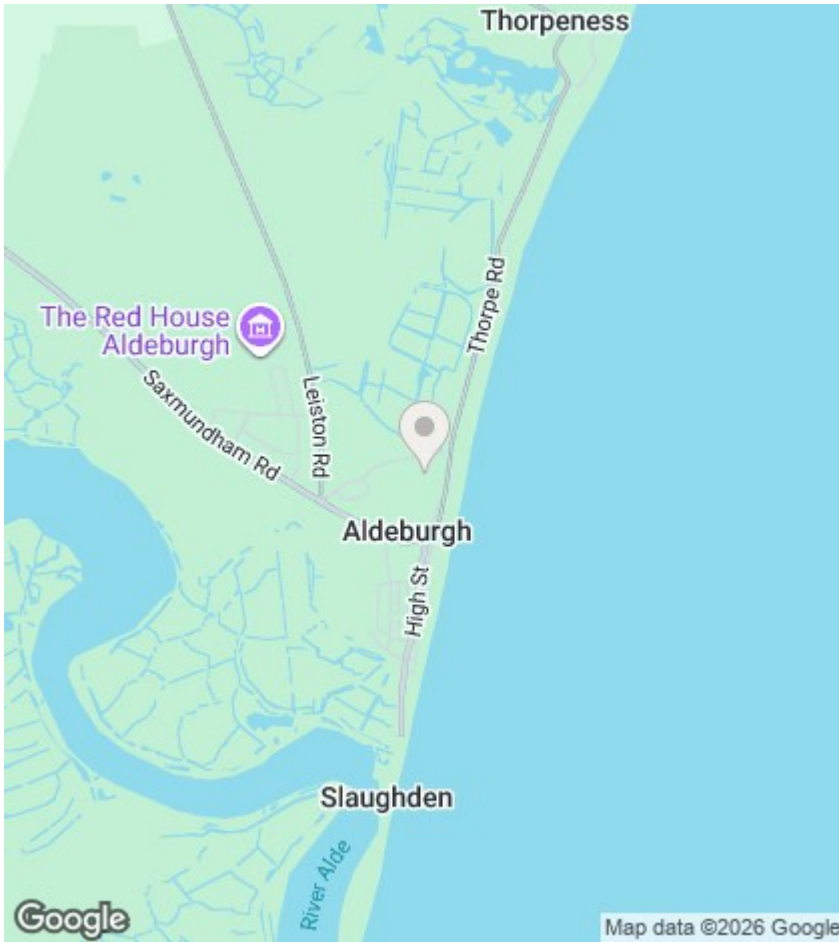
Aldeburgh ,

Rent: £2,650 PCM,


Council Tax: Band E

- Sought after location
- Sitting room with woodburner
- Two ensuites
- EPC: C
- Sorry no smokers

- Stunning kitchen/diner
- Five bedrooms
- Garage & driveway
- Holding deposit: £611.53



### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | <b>86</b> |
| (69-80) <b>C</b>                            | <b>78</b>   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

#### DESCRIPTION

Flick & Son are pleased to offer for rent this absolutely stunning five bedroom semi-detached home situated in a highly desirable location close to Aldeburgh town centre and the beach.

#### ACCOMMODATION

Through the front door you are greeted into a welcoming entrance hall which leads to a beautiful kitchen/diner to the rear of the property. To the front you find the good size, yet cosy sitting room with wood-burner. There are also the added benefits of a downstairs W/C and internal access to the garage.

On the first floor you find the gorgeous dual-aspect master bedroom complete with private balcony and an ensuite shower room. There are two further bedrooms on this floor along with the family bathroom.

On the top floor there is a generous double bedroom with ensuite bathroom, along with a further single bedroom.

Outside to the rear there is a low-maintenance garden ideal for alfresco dining. To the front you find the garage along with a driveway.

The property is heated via gas fired central heating. It has an EPC rating C.

#### LOCATION

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 a 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 15th August 2026

Council Tax: Band E

Deposit required: £3,057.69

Sorry, no smokers

High Street, Saxmundham, Suffolk, IP17 1AB

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. [lettings@flickandson.co.uk](mailto:lettings@flickandson.co.uk)

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