



Thorpeness, Leiston

Guide Price £250,000

- No Onward Chain
- Communal Grounds
- Immaculate Condition Throughout
- Two Double Bedrooms
- Off Road Parking
- EPC - C
- Two En Suites
- Sea Views

The Headlands, Thorpeness

A Two Bedroom Ground Floor Flat with Sea Views, Communal Grounds & Parking. Thorpeness is a popular seaside resort village with a long shingle beach, the Meare, a man made boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club. Thorpeness is close to the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.



Council Tax Band: C



Tenure

Leasehold - 997 Years Remaining

Property Description

Nestled in the heart of the sought-after coastal village of Thorpeness, this beautifully refurbished ground-floor apartment offers contemporary seaside living with uninterrupted views and direct access to the beach. The fully furnished interior features a bright open-plan living area, a high-spec kitchen/diner with French doors opening onto a generous private patio, and two spacious double bedrooms each with its own stylish en suite. Additional benefits include two dedicated parking spaces, access to immaculate communal gardens leading straight to the seafront. Just a short stroll from Thorpeness Meare, local cafés, and scenic coastal walks, this turnkey property presents a rare opportunity to enjoy an elegant coastal home in one of Suffolk's most desirable locations.

Outgoings

Council Tax Band Currently C

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

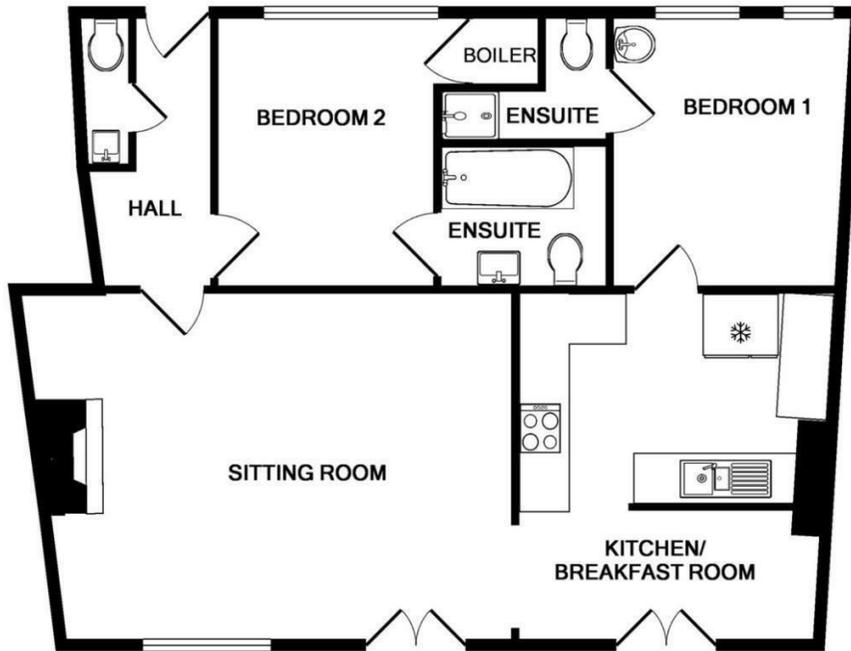
Fixtures & Fittings

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.

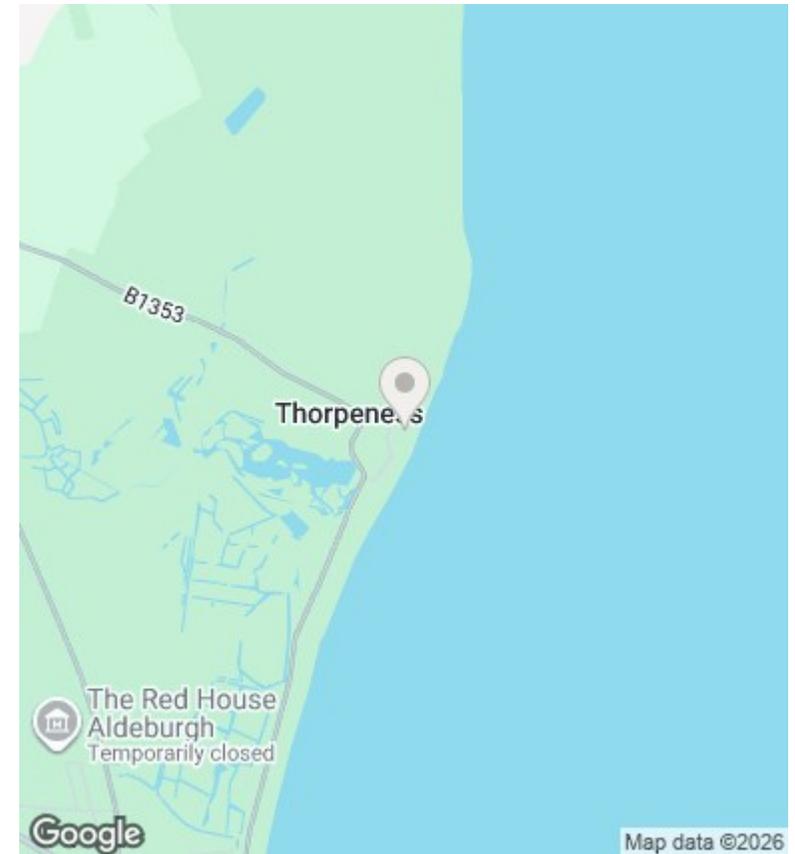






TOTAL APPROX. FLOOR AREA 70.6 SQ.M. (760 SQ.FT.)

Net Internal Floor area excluding all walls. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or mis-statement. This plan is for illustrative purposes only and should not be used for any other purposes by any prospective purchaser or any other party. Made with Metropix 2007
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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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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