



Aldeburgh,

Guide Price £1,250,000

- Outstanding Aldeburgh Location
- Three Bathrooms
- Over 2,000 Sq Ft
- Off Road Parking
- Moments from the Beach
- EPC - C
- Four/Five Bedrooms
- Two Large Reception Rooms

Crespigny Road, Aldeburgh

A rarely available, four/five bedroom detached home, with parking, tucked away just off Aldeburgh High Street, moments from the beach. 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: F



Tenure

Freehold

Property Description

Flick & Son are pleased to offer for sale this stunning four/five bedroom detached home tucked away just off Aldeburgh High Street, moments from the beach.

Accommodation - The downstairs of this unique property comprises a large light-filled hallway which runs the length of the property.

Straight in front of you as you walk into the property you find the fantastic semi-open plan kitchen/dining room. Accessed via the dining area you find the beautiful, spacious sitting room with views over the garden. The sitting room can also be accessed to the far right hand side of the entrance hall where you also find the fifth bedroom/office and downstairs shower room.

Up the first of two staircases you find the gorgeous well-appointed master bedroom to the rear, another good size bedroom and the main family bathroom.

Back down on the ground floor to the front of the property you find an additional reception room which could make the ideal family room/second sitting room. This room leads into an inner hallway with the second staircase leading to two further bedrooms and a shower room.

Outside, the property has the unusual benefit of two separate garden areas so you can really make the most of the sunshine! To

the front the property has off street parking for two cars - a real rarity so close to the High Street!

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

Services

Mains Gas, Water, Electricity & Water

Viewing

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

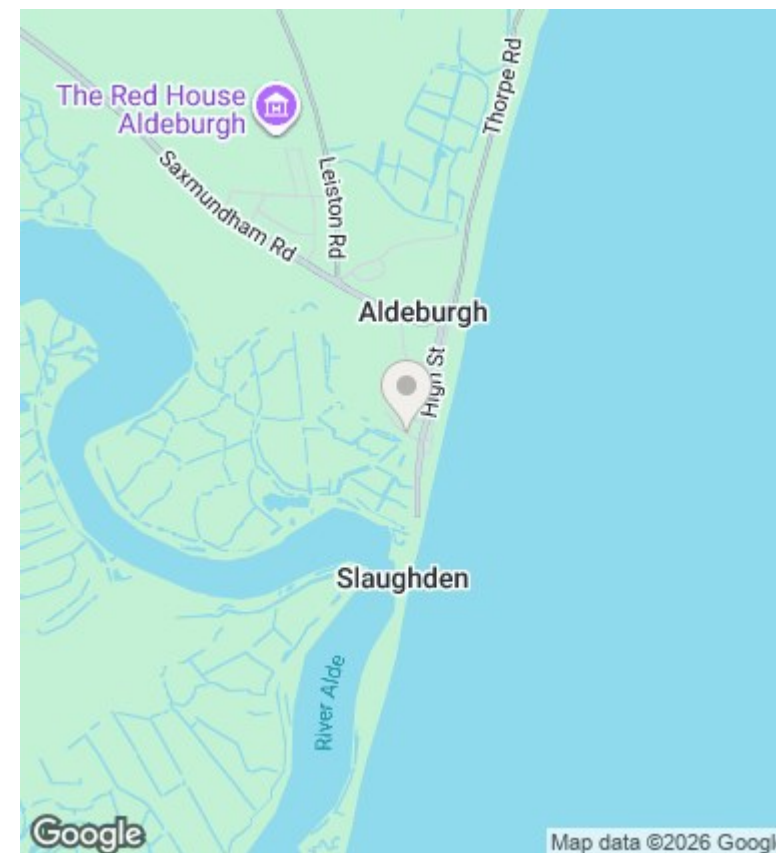
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in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

Outgoings

Council Tax Band Currently F





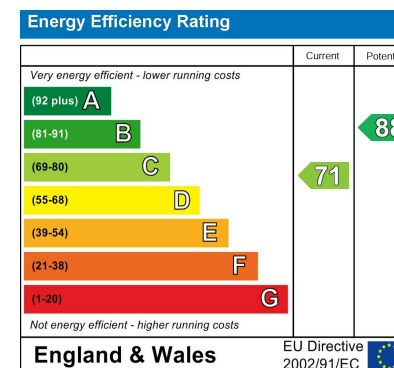


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com