

# Flick & Son

*Coast and Country*



Aldeburgh,

Rent: £1,300 PCM,

Council Tax: Band Exempt

- Mid-terrace cottage
- Kitchen/diner
- Ensuite to master bedroom
- Fully furnished
- Holding deposit: £300.00

- Sitting room with wood-burner
- Two bedrooms
- Courtyard garden
- EPC: TBC
- Sorry no pets or smokers



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 beautifully presented fully furnished two bedroom cottage located in the popular coastal town of Aldeburgh, just moments from the beach.

### ACCOMMODATION

Through the front door you are welcomed into the spacious sitting room with wood-burner which leads into a fabulous modern kitchen/diner.

Upstairs you find a gorgeous master bedroom with recently fitted ensuite shower room, further bedroom set up as a twin and the family bathroom

Outside to the rear there is a good-size courtyard garden ideal for relaxing in the evening sunshine! There is also a downstairs W/C accessed from the garden which houses the washing machine.

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

### LOCATION

Aldeburgh is 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.

### AVAILABILITY

The property is available from the 7th March 2026 for an initial twelve month term.

Council Tax: Band TBC

Deposit required: £1,500.00

Sorry no pets or smokers.

The property is offered fully furnished.

### VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB  
01728 633773

lettings@flickandson.co.uk

[www.flickandson.co.uk](http://www.flickandson.co.uk)