



Aldeburgh, Suffolk

£1,450 PCM

- Detached house
- Three bedrooms
- EPC: D
- Spacious living room
- Two bathrooms
- Holding deposit: £334.61
- Kitchen/diner
- Close to High Street & beach
- Sorry no smokers

Mariners Way, Aldeburgh

A fantastic, modern three bedroom detached home just a short distance from Aldeburgh High Street and the beach.
GFCH. EPC D.



Council Tax Band: C



DESCRIPTION

Flick & Son are pleased to offer for rent this fantastic, modern three bedroom detached home just a short distance from Aldeburgh High Street and the beach.

ACCOMMODATION

Through the front door you are welcomed into a central entrance hall. From here to your right hand side you find a really spacious living room with sliding doors onto the garden. To the left hand side of the entrance hall there is a fabulous kitchen with ample space for a dining table. The downstairs accommodation is completed with a conservatory which leads to a modern shower room and integral access to the garage.

Upstairs you find a master bedroom, two further generous bedrooms, a modern bathroom with shower over bath and a separate W/C.

Outside to the rear there is a patio area directly accessed from the living room creating an excellent space for outdoor dining and entertaining. Established shrubs and planting provide colour and interest throughout the seasons making it ideal for keen gardeners. To the front there is a driveway and garage.

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

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 18th November 2026

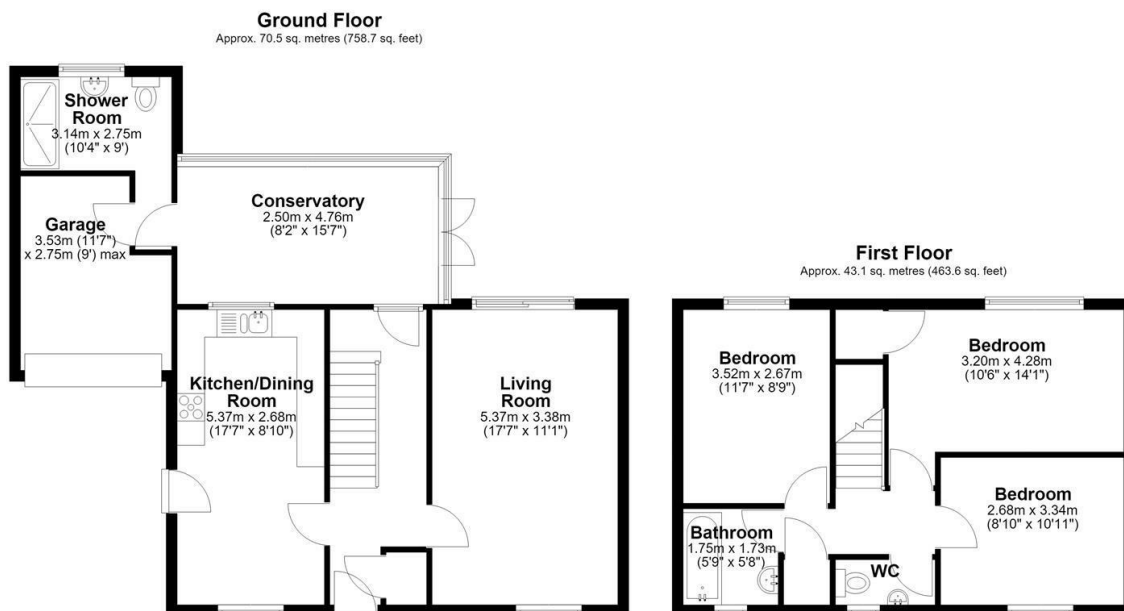
Council Tax: Band C

Deposit required: £1,673.07

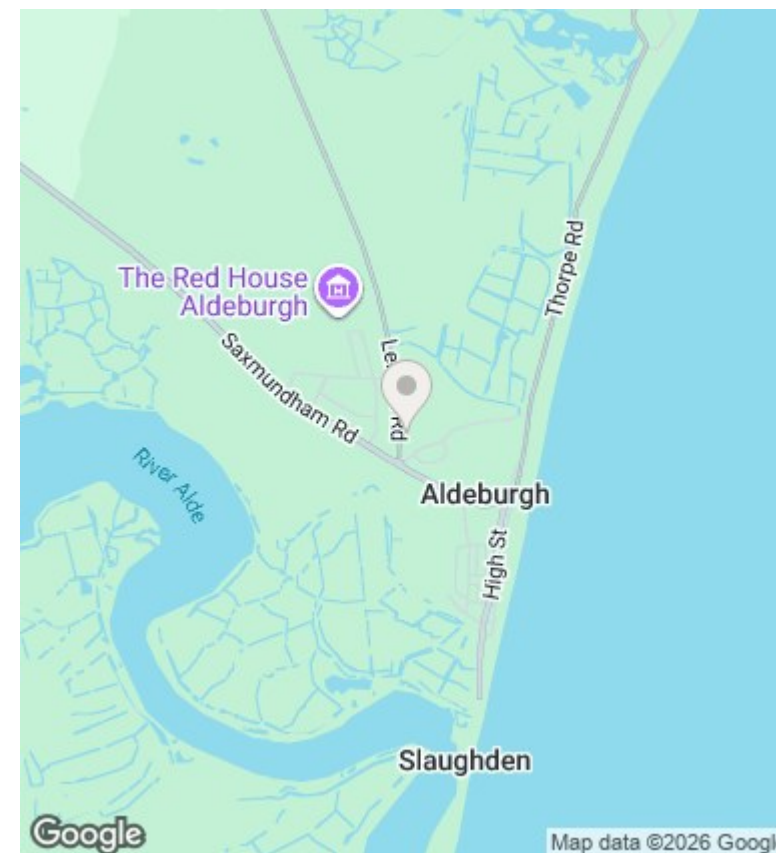
Sorry no smokers

VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.



Total area: approx. 113.6 sq. metres (1222.3 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and 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 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

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.

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		
	66	84
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

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.

Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.