



## Aldeburgh,

Guide Price £950,000

- No Onward Chain
- Bespoke Kitchen with Integrated Appliances
- Secluded Hard Landscaped Garden
- Open Plan Kitchen/Dining/Living Room
- 5 Bedrooms 2 Ensuites
- Driveway & Integral Garage
- Sitting Room with Fireplace
- Principal Bedroom with Ensuite & Balcony
- EPC - Awaiting



# Church Farm Rise, Aldeburgh

An elegant seaside home a short stroll from the High Street and sea front of this renowned coastal town. 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:



## DESCRIPTION

Set in an elevated position just a short stroll from the seafront and Aldeburgh's vibrant High Street, this particularly elegant semi-detached home offers the perfect blend of coastal charm and refined living.

Behind its attractive rendered façade and steep tiled roofline, the property features characterful bay and dormer windows, along with a delightful balcony that captures views over the green. Wrought iron gates open to a brick-paved driveway leading to an integral garage, while the front garden—bordered by a brick wall and landscaped with shingle, stepping stones, and planting—creates a welcoming first impression.

Inside, the entrance lobby provides access to the garage and leads into a graceful reception hall, where a shallow staircase rises to the first floor. At the front, a light-filled sitting room enjoys views over the green through its bay window and centres around an impressive fireplace with fitted cabinetry to one side.

To the rear, the heart of the home is an expansive open-plan kitchen, living, and dining area stretching the full width of the property. Multiple sash windows flood the space with light and open directly onto a beautifully landscaped garden with an array of mature shrubs and seating areas—perfect for entertaining or relaxing outdoors.

The bespoke, hand-painted kitchen features generous storage, polished stone worktops, tiled surrounds, and a central island with a polished wood surface. Integrated appliances include a fridge, freezer, washing machine, and a Britannia gas and electric range

cooker.

Upstairs, the master bedroom enjoys a double aspect with built-in wardrobes, an en suite shower room, and French doors leading to a charming balcony overlooking the green. Two further bedrooms and a stylish family bathroom complete the first floor. A further staircase rises to the second floor, where a spacious double bedroom with fitted wardrobes and an en suite bathroom offers an ideal guest suite, alongside a fifth bedroom tucked within the eaves.

Currently a highly successful holiday let, this beautifully presented home would equally make a wonderful permanent residence. Perfectly positioned to enjoy Aldeburgh's renowned shops, restaurants, and stunning coastline, it offers a rare opportunity to own a property of distinction in one of Suffolk's most sought-after seaside towns.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently deleted

## SERVICES

Mains Gas, electricity, water and drainage. Solar heating for additional domestic hot water.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20896/RDB.

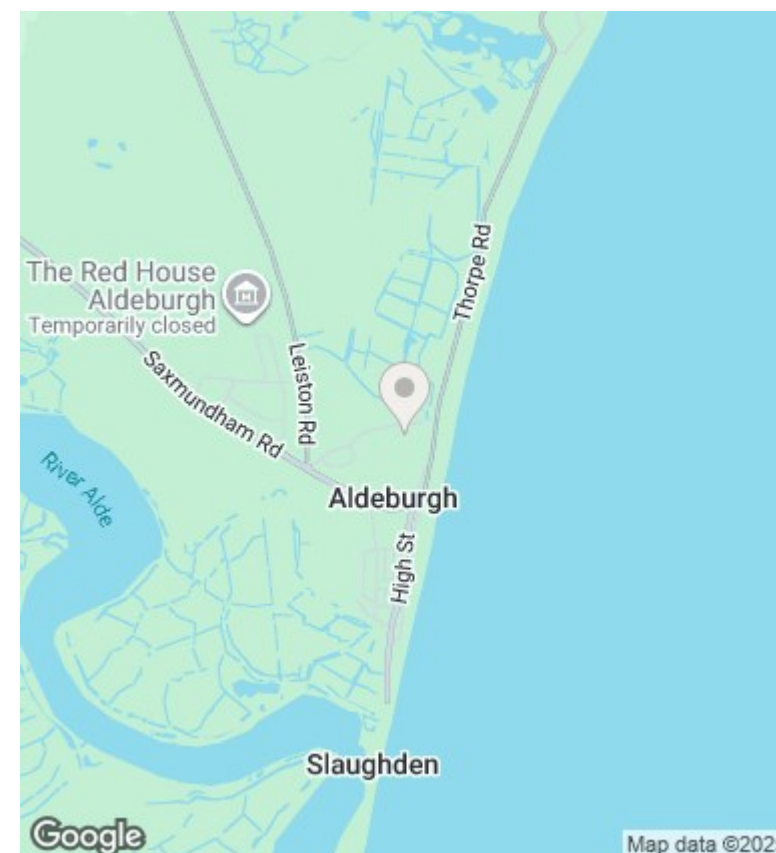
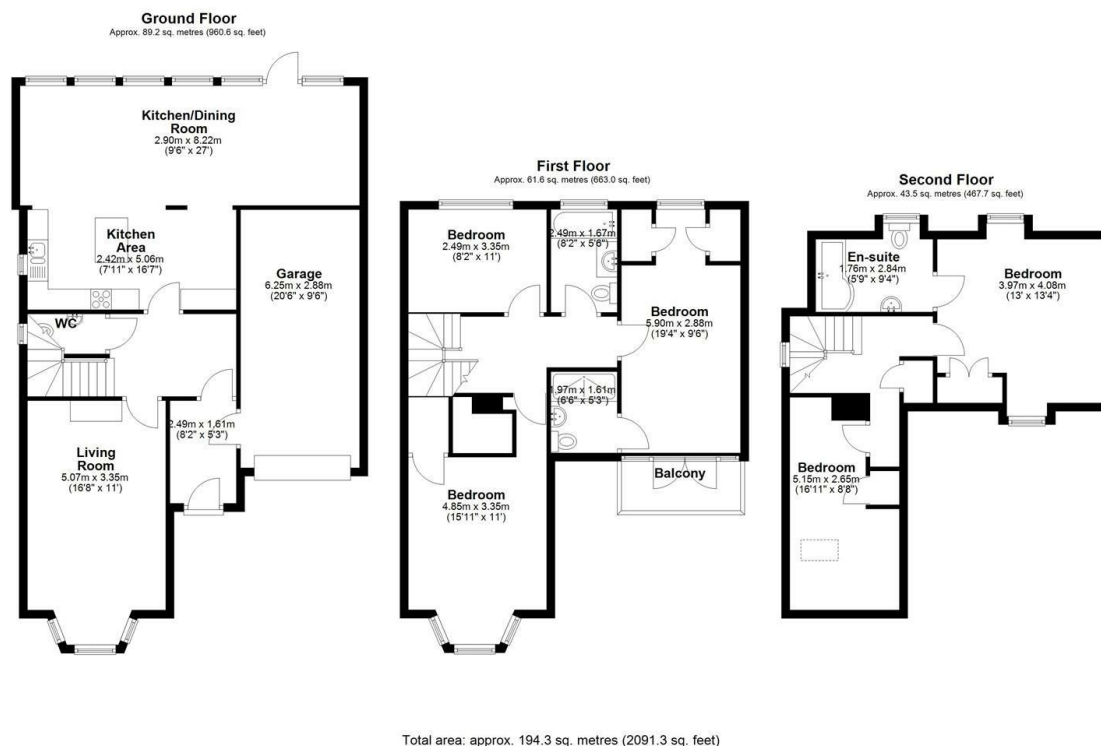
## FIXTURES AND FITTINGS

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.









## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</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		

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)