Flick & Son
Coast and Country

Aldeburgh, Suffolk

Guide Price £315,000

- Charming seaside cottage located on Aldeburgh's vibrant High Street
- Ground floor bathroom with modern fittings
- East Facing rear courtyard garden with brick store
- Attractive Flemish bond brickwork with traditional pantile roof
- Light-filled galley kitchen with direct access to courtyard garden
- Characterful property ideal as a coastal home or holiday retreat
- Cosy living room with brick fireplace
- Two bedrooms, including a spacious principal with fitted wardrobes
- EPC- C

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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High Street, Aldeburgh

Characterful property ideal as a coastal home or holiday retreat situated in the High Street a few yards from Aldeburgh's sea front. 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 a 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.

2 1 1 C

Council Tax Band: B

DESCRIPTION

A charming seaside cottage, perfectly positioned along Aldeburgh's eclectic High Street, offering characterful accommodation just moments from the sea front and beach.

The property showcases attractive Flemish bond brick elevations beneath traditional pantile roofs, blending timeless charm with coastal appeal. The entrance door opens into a welcoming lobby with a decorative coloured and leaded light glazed panel door, leading through to the cosy living room. Here, a double-glazed window overlooks the vibrant High Street, while a brick open fireplace creates a warm and inviting focal point.

A further glazed door leads into the inner hallway, which provides useful storage and access to the staircase rising to the first floor. The ground floor bathroom is generously sized and well-appointed, featuring a panelled bath, basin, WC, recessed storage, full tiling, and a heated towel rail.

To the rear, a stable-style glazed door opens into a light and airy galley kitchen. Fitted with a range of cupboards, work surfaces, and a sink unit, the kitchen also houses the gas-fired central heating boiler. Double glazed windows and a glazed door flood the space with natural light and provide direct access to the delightful courtyard garden.

Upstairs, the first-floor landing leads to two bedrooms. The principal bedroom is particularly spacious, with fitted wardrobes, an alcove study area with double glazed windows over looking the High Street. The second bedroom enjoys a quieter aspect to the rear.

Outside, the property benefits from a charming walled courtyard garden, attractively paved and complemented by a useful brick-built store—perfect for enjoying a peaceful retreat after a day by the sea.

TENURE

Freehold. Small section of the property is subject to Flying Freehold.

OUTGOINGS

Council Tax band currently B

SERVICES

Mains gas, electricity, water and drainage.

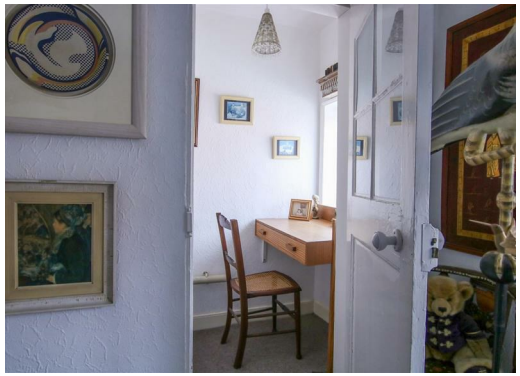
VIEWING ARRANGEMENTS

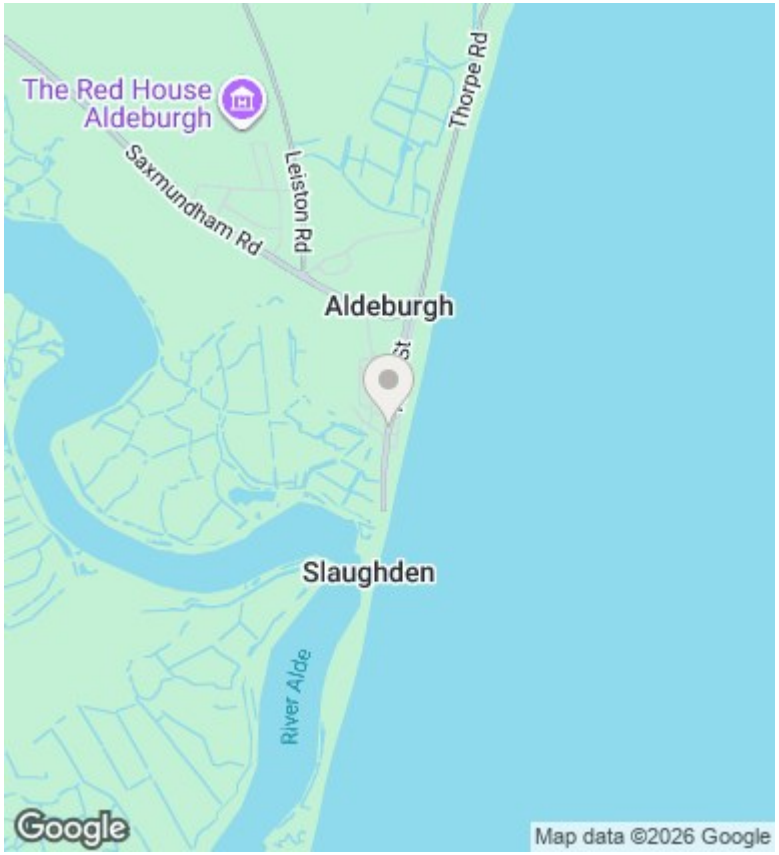
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 21070/RDB.

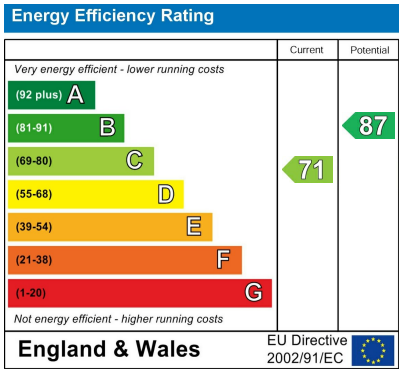
FIXTURES AND FITTINGS

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 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

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