Flick & Son
Coast and Country







# Aldeburgh, Suffolk

## Guide Price £525,000

- Prominent High Street position in the heart of town
- No onward chain
- Gas central heating and double glazing
- Spacious sitting room gas stove
- 3 Double bedrooms
- Afew paces from the sea front
- Open plan kitchen/dining room
- Ensuite bathroom and 2 shower rooms
- EPC - C

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

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# High Street, Aldeburgh

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.

3 3 1 C

Council Tax Band: D





## DESCRIPTION

A charming townhouse occupying a prominent position on the High Street, Paradise End is an elegant period property combining spacious residential accommodation with distinctive pitched and hipped pantile roofs.

The accommodation is accessed via a private front entrance opening into a welcoming sitting room, beautifully proportioned with a window overlooking the High Street, an attractive fireplace with painted timber surround and fitted gas stove. From here, stairs rise to the first floor while glazed double doors lead through to an impressive kitchen/dining room forming the heart of the home. The kitchen is fitted with an extensive range of storage cupboards, concealed dishwasher and work surfaces with tiled surrounds, sink unit with filtered water supply and a matching central island incorporating a breakfast bar and refrigerator & freezer . Beyond, the spacious dining area enjoys casement doors opening directly onto a courtyard garden with access via a side gate to Dial Lane, its community garden and the sea front. An ideal space for entertaining and everyday living.

On the first floor, a half landing gives access to two stylish shower rooms, both attractively fitted, the larger featuring a generous shower, moulded basin with storage beneath and WC. The upper floors provide three well-proportioned double bedrooms, all enjoying views across the High Street. The principal bedroom is complemented by an elegant en suite bathroom complete with double-ended bath, wall-hung wash basin and WC, while the second bedroom benefits from a dual aspect outlook.

## TENURE

Freehold. The property also incorporates areas of flying freehold both to the rear and over the commercial premises which do not for part of the sale.

## OUTGOINGS

Council Tax Band currently D

## 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: 21116/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.






Home
Sweet
Home



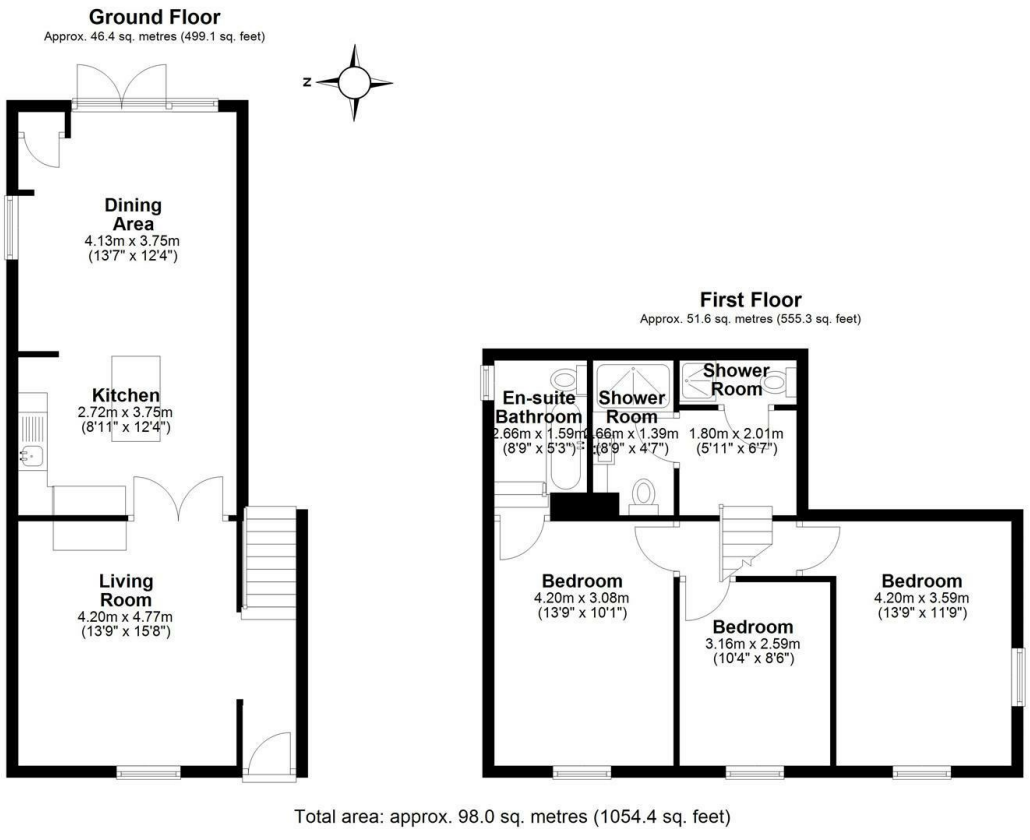




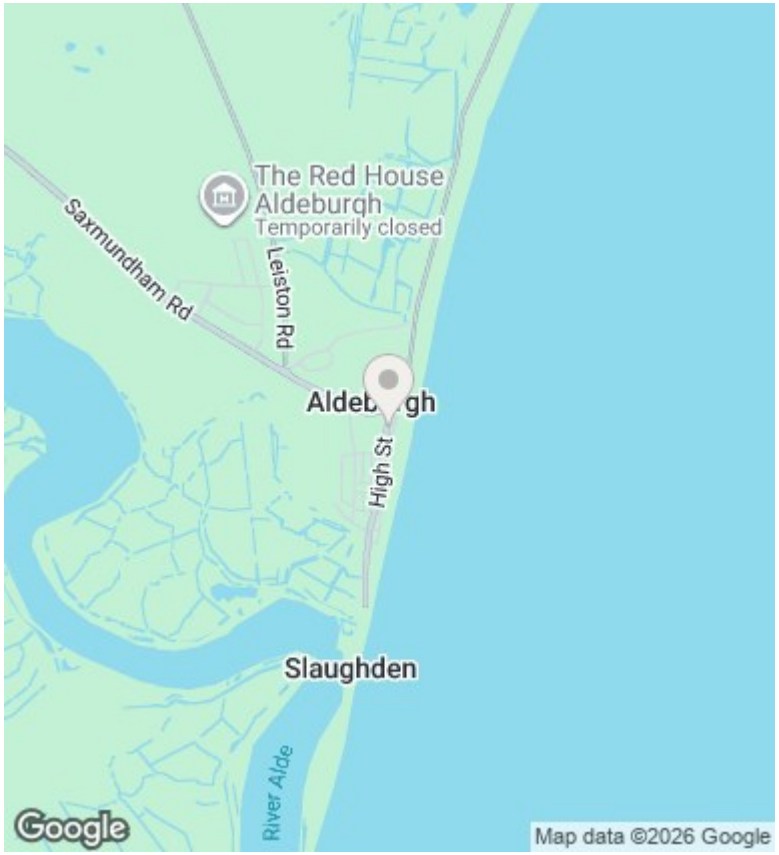









Total area: approx. 98.0 sq. metres (1054.4 sq. feet)

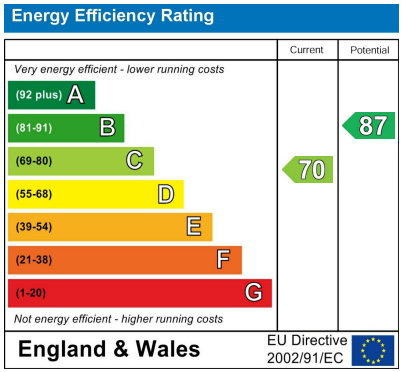



## Conveyancing, Surveys & Financial Services

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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