



Aldeburgh, Suffolk

Guide Price £695,000

- No Onward Chain
- Attic Bedroom with Ensuite Bathroom
- Separate Sitting & Dining rooms
- Town Centre Location a Few Paces from the Beach
- Spacious Hall & Cloakroom
- West Facing Gardens
- 3 Double Bedrooms
- Kitchen & Utility Room
- EPC - D

High Street, Aldeburgh

A remarkably spacious and elegant town house in the heart of Aldeburgh, an extremely popular seaside town, renowned for its art and music festival which continue though out the year, connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an versatile 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: D



DESCRIPTION

Situated on Aldeburgh's vibrant High Street, with its eclectic mix of boutique shops, galleries, and restaurants, and only moments from the seafront and within the town's Conservation Area this delightful Victorian end-of-terrace townhouse combines period character with versatile living space.

The property features classic brick elevations, a stucco-detailed front façade, and ornate timber decoration beneath pan tiled covered roofs. Set back from the High Street behind a small front garden, a side passageway gives access to the generously sized split-level rear garden, which enjoys a sunny westerly aspect.

Inside, the accommodation is arranged over three floors and benefits from gas central heating throughout. The entrance hall, with its central staircase and useful storage beneath, also provides access to a cloakroom. To the front, the elegant reception room features a wide bay sash window overlooking the High Street. A second reception room to the rear offers a versatile living and dining space, overlooking the garden and connecting seamlessly to the galley kitchen, fitted with ample storage and work surfaces. Beyond lies a practical utility room.

On the first floor, the spacious principal bedroom boasts fitted wardrobes and twin sash windows with High Street views. A further double bedroom overlooks the garden, served by a family bathroom from the landing.

A second staircase leads to the top floor, where a superb attic bedroom with a wide dormer window offers elevated views across Aldeburgh's rooftops and a glimpse of the sea. This impressive

room, complete with an ensuite bathroom, makes an ideal principal or guest suite.

The vendor is open to negotiation on the contents of the property

TENURE

Freehold

SERVICES

Mains gas, electricity, water and drainage.

OUTGOINGS

Council Tax Band currently D

AGENTS NOTE

no's 147 & 149 benefits from a right of way from the rear to the High Street via the side passageway of no.151.

VIEWING ARRANGEMENTS

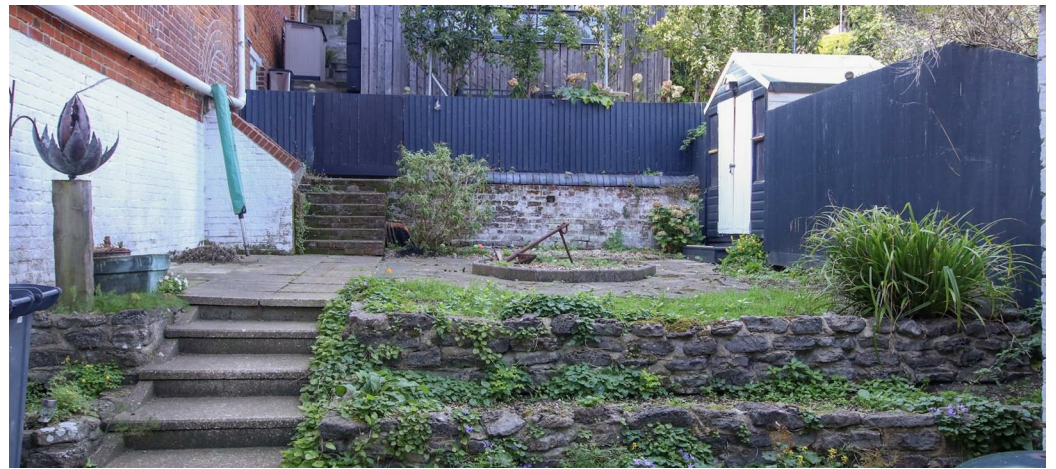
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20986/RDB.

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

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GROUND FLOOR
564 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.

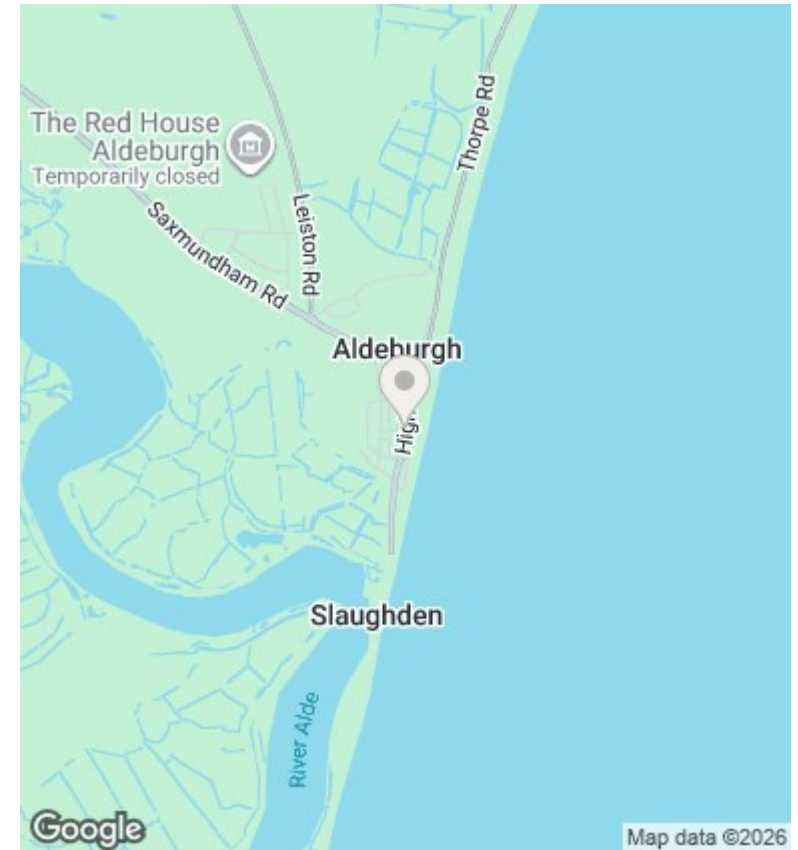


2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA - 1323 sq.ft. (122.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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