



## Thorpeness, Suffolk

Guide Price £250,000

- Three Bedrooms
- Balcony Overlooking Tennis Courts & Village
- Two Bathrooms
- First Floor Living
- Sitting Room
- Village Location
- Ensuite to Master
- Dining Room
- EPC - D

# The Benthills, Thorpeness

Forming part of the Thorpeness Country club this spacious holiday home with open plan first floor living accommodation to take full advantage of this wonderful location a few steps from the beach.



Council Tax Band:



## DESCRIPTION

Only a few paces from the beach this delightful 'upside down' cottage overlooks the tennis courts and green of the Thorpeness Country Club. The accommodation with predominately double glazing and electric heating comprises entrance hall, three well proportioned bedrooms, the principal bedroom having ensuite shower room. A bathroom completes the ground floor accommodation. The first floor is open plan with double aspect sitting room, alcove, and glimpse of the sea. On the west side French doors open to a balcony overlooking the tennis courts and roof top views of the village. The spacious dining room has a double aspect and is fitted with large storage cupboard and opens to the fitted kitchen. A cloakroom completes the accommodation.

## LOCATION

Accessed via a private, shared driveway which leads to the communal parking area behind The Benthills a few yards from the beach and short walk to the Meare. Thorpeness is a popular seaside resort village with a long shingle beach, the Meare, a man made boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club.

Thorpeness is close to the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor.

### BEDROOM

Double glazed window overlooking the tennis courts.

### ENSUITE

Suite comprising pedestal hand basin with mixer tap, WC and shower cubicle. Opaque double glazed window. Heated towel rail.

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Double glazed window overlooking the tennis courts.

### BATHROOM

White suite with panel bath, mixer tap and hand held shower and tiled surround. Pedestal hand basin with tiled surround and mixer tap, WC. Opaque double glazed windows. Heated towel rail.

## FIRST FLOOR

### SITTING ROOM

A double aspect room with alcove and double glazed windows with glimpse of the sea. French doors opening onto a balcony overlooking the tennis courts and fine view over the village.

### DINING ROOM

Double aspect with double glazed windows to front and rear. Storage cupboard.

### KITCHEN

Fitted with range of base and wall cupboards, work tops with single drainer sink unit and mixer tap, tiled surrounds. Fitted electric oven, hob and cooker hood, plumbing for washing machine and dishwasher. Window over looking the tennis courts.

### CLOAKROOM

Hand basin and WC. Heated towel rail.

## TENURE

Leasehold. 99 years remaining.

## OUTGOINGS

Council tax Band currently deleted. Details can be obtained from the East Suffolk Council.

Annual ground rent currently £100. Annual service charges currently £1400.

## VIEWING

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: 20219/RDB.

## 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.

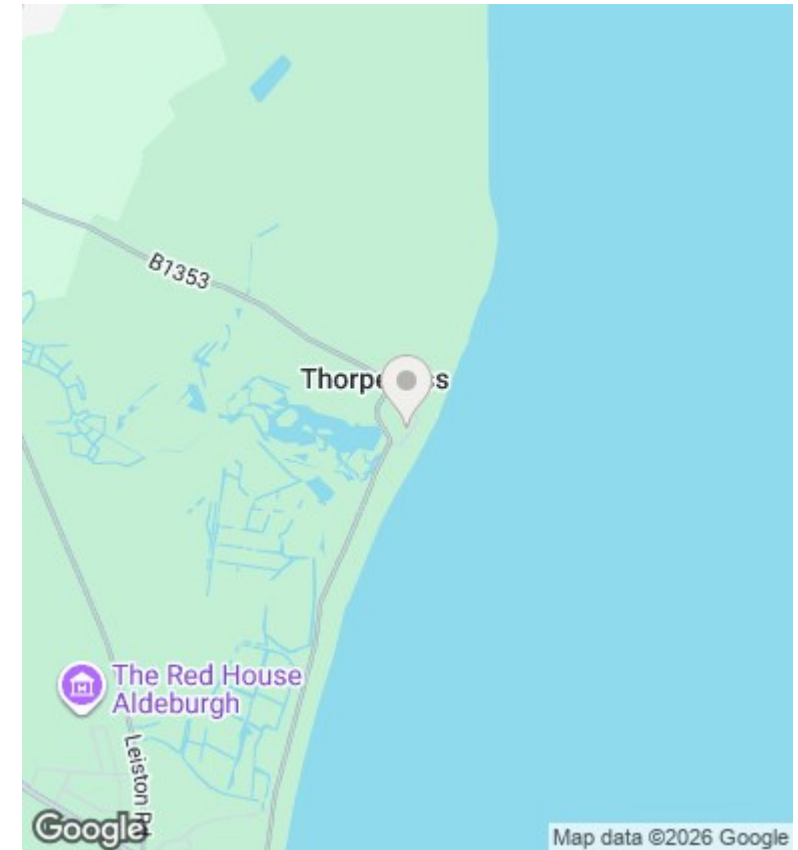






TOTAL FLOOR AREA : 114.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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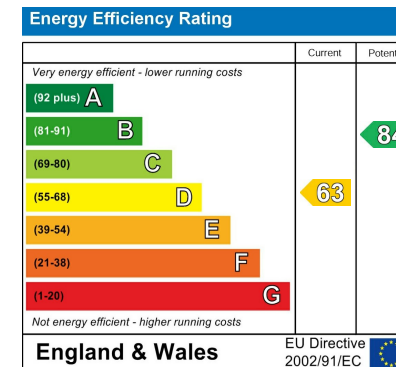


### Conveyancing, Surveys & Financial Services

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

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](http://www.epcregister.com)