

JENNIE JONES

EST. 1993

ESTATE AGENTS



HENLEY CLOSE

Saxmundham | Suffolk

£155,000

63 HENLEY CLOSE, SAXMUNDHAM, IP17 1EY

Saxmundham Railway Station – 0.6 miles
Aldeburgh – 7 miles
Thorpeness – 6 miles
Snape Maltings – 5 miles

- Sitting Room ● Kitchen ● Hallway ● Family Shower Room ●
- Two Bedrooms ● Enclosed South Facing Garden ●
- Single Garage with Parking ●

The Property

Occupying a peaceful position within the highly regarded Henley Close development, this well-maintained two bedroom bungalow offers comfortable, low-maintenance living exclusively for the over-55s. Ideally located within a level walk of Saxmundham town centre, the property combines independent living with the reassurance of a friendly and supportive community.

Extending to approximately 67.7 sq m (729 sq ft), the accommodation is thoughtfully arranged throughout. A welcoming entrance provides access to a generous sitting room with ample space for both living and dining furniture, creating a light and comfortable space in which to relax. The adjoining kitchen is fitted with a range of traditional wall and base units, offering excellent storage and workspace along with electric oven and hob.

There are two well-proportioned double bedrooms together with a spacious, accessible shower room, making the property ideal for comfortable day to day living and visiting family or friends.

Outside

The bungalow benefits from its own private enclosed south facing garden, providing a quiet space to enjoy the outdoors, while the

A WELL PRESENTED BUNGALOW WITH PRIVATE GARDEN ON AN OVER 55s DEVELOPMENT - 151 YEAR LEASE



surrounding communal gardens are beautifully maintained, allowing residents to appreciate attractive green spaces without the responsibility of upkeep.

Location

Henley Close has been designed to support independent retirement living, with residents benefiting from an onsite Development Manager during weekday working hours, together with an Appello 24-hour emergency call system incorporating both pendant and pull-cord assistance. A welcoming residents lounge with kitchen facilities offers the opportunity to enjoy regular coffee mornings and social events, should you wish to take part.

Saxmundham offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, a library, health centre and railway station with direct services to Ipswich and onward connections to London Liverpool Street. The popular Fromus Centre and Saxmundham Community Hub are also close by, providing a wide range of activities, clubs and support for the local community.

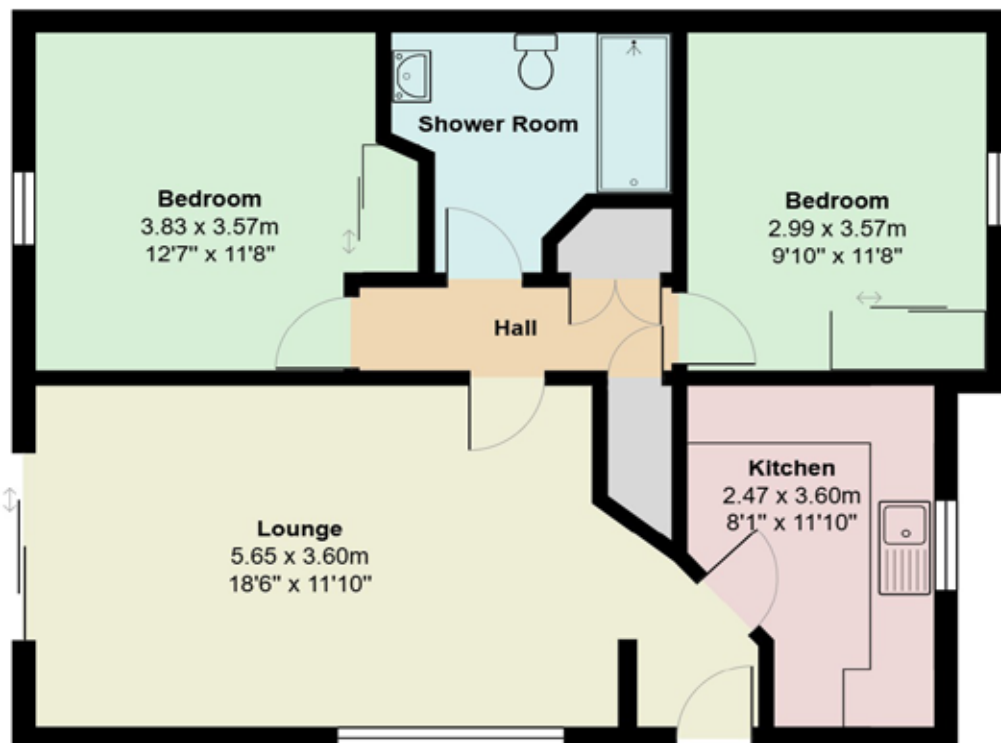
Services: Mains water, electricity and drainage
Heating: Electric heating

Local Authority and Council Tax Band
East Suffolk Council - Council tax Band - B

EPC Rating - D

Tenure: Leasehold with 151 Years Remaining
Ground Rent - £150 Per Annum
Service Charge - £293.89 Per Month (£3,526.68 Per Annum)





Total Area: 67.7 m² ... 729 ft²



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