

*A three bedroom, semi-detached, period house within walking distance of the popular town of Leiston, just a short drive from the Heritage Coast at Aldeburgh.*



## Guide Price

£170,000

Freehold

Ref: P7792/B

## Address

105 High Street  
Leiston  
Suffolk  
IP16 4BX



Sitting/dining room, kitchen and ground floor bathroom.  
Three first floor bedrooms.  
Enclosed garden to rear.  
No parking.

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

The property is located in the popular town of Leiston. Leiston benefits from a high street which offers a good variety of independent retailers, together with a Co-operative supermarket. There is also the popular Leiston Film Theatre, a post office, a library, museum, garage, a number of public houses, Leiston Primary School with nursery and Alde Valley High School. Saxmundham lies about three miles to the west where there are further facilities, including Waitrose and Tesco supermarkets, and rail services to Ipswich with some direct trains through to London's Liverpool Street station. The Heritage Coast, with the popular coastal villages and towns of Thorpeness and Aldeburgh, is within two miles. The county town of Ipswich lies about twenty miles to the south-west.

## Description

105 High Street is a three bedroom, semi-detached, period house with rendered and colourwash elevations, located along the High Street just a short walk from the amenities and popular town of Leiston. Within a short drive are the Heritage Coastal resorts of Thorpeness and Aldeburgh. During the current vendors tenure, the property has undergone a schedule of light refurbishment including replacement of the kitchen and bathroom and installation of central heating. The property now requires decoration throughout.

Entering the property from the front straight into the sitting/dining room. This is a good size room with laminate style flooring with windows to front and rear, and an opening through to the kitchen. This comprises a good size understairs cupboard, a modern range of fitted wall and base units, four ring induction hob with electric oven under and stainless steel extractor hood over, ceramic tiled flooring and stainless steel single drainer sink unit with mixer tap over inset into worktops. There is space and plumbing for a washing machine, and space for appliances. There is a partially glazed door to the garden and door through to the ground floor bathroom. The bathroom has an obscured window to the side, a shaped bath with tiled surround, mixer tap over and shower attachment, chrome heated towel rail, radiator, close coupled WC and pedestal hand wash basin with tiled splashback, and ceramic tiled floor.

From the sitting room there is a door leading to the stairwell with stairs that lead to the first floor landing with steps up to the main landing where there is access to the loft. There is a door off to bedroom one which is double room with window to the front and two built-in wardrobes, one containing a wall mounted gas-fired boiler. Bedroom two is further double room with window to the rear. Bedroom three is a single room with window to the rear.

## Outside

Immediately behind the property is a paved terrace with a landscaped garden and raised decked area to the rear and is enclosed by panel fencing. There is also an outside tap.







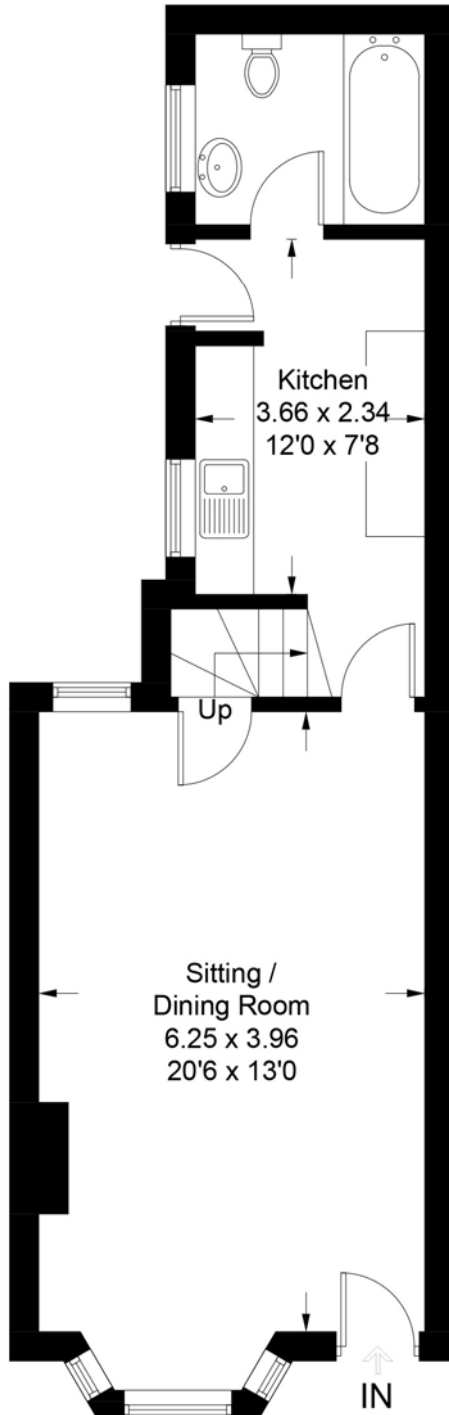




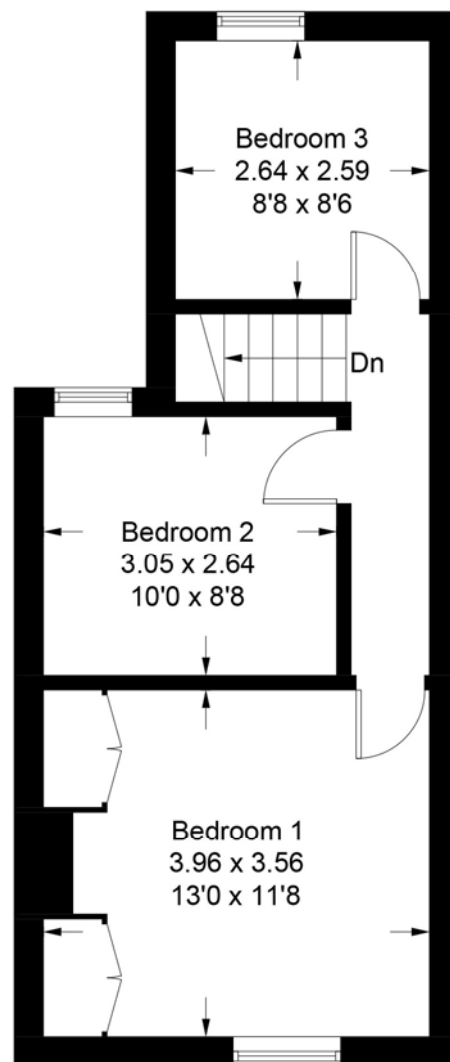


# 105 High Street, Leiston

Approximate Gross Internal Area = 78 sq m / 840 sq ft



**Ground Floor**



**First Floor**

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (Copy available from the agents upon request).

*Council Tax* Band B; £2,315.45 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*January 2026*



## Directions

Approaching Leiston from Saxmundham direction, heading into Leiston via Waterloo Avenue, at the traffic lights turn right and take the second turning on the left. At the T-junction turn left again into the High Street where number 105 can be found a short distance on the right hand side. Parking is available in the car park two doors down.

For those using the What3Words app: [///bibs.clever.deflect](https://www.what3words.com/#!/bibs.clever.deflect)



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