

A spacious three bedroom detached property in a much sought after position within the popular coastal town of Aldeburgh



RENT

£1,850 PCM

Ref: R2597

Address

5 Church Close
Aldeburgh
Suffolk
IP15 5DY



Detached house with driveway parking and garage.
Entrance porch, entrance hall, ground floor shower room,
sitting room, dining room, kitchen, bedroom three/
reception room, sun room.

Two first floor bedrooms and family bathroom.

To let furnished or unfurnished on an Assured Periodic Tenancy.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Location

5 Church Walk is a detached property located within a quite and popular area of Aldeburgh.

The property is positioned just before the High Street, by the Church in Aldeburgh town centre and within a short distance from the beach. Aldeburgh is one of the region's most popular seaside towns and well known for its annual carnival, held in mid August each year, which takes place along the High Street. The High Street is thriving offering an excellent range of local shops with a Co-op supermarket, fine restaurants and art galleries. The town also benefits from a cinema, library, doctors' surgery and hospital. The town has its own golf and yacht clubs and nearby Snape Maltings, with its world class concert hall, is home to the Aldeburgh festival.

Other attractions in the area include the popular resorts of Thorpeness, Walberswick, Dunwich and Southwold, together with nature reserves at RSPB Minsmere and Havergate Island. There are also ancient castles at Orford and Framlingham. The neighbouring market town of Saxmundham (7 miles away) has Waitrose and Tesco supermarkets and a railway station with direct and connecting services to London Liverpool Street Station. The County Town of Ipswich lies about 25 miles to the south-west.

The Accommodation

A spacious three bedroom detached property with amply parking, garage and large frontage offering privacy. The property is within walking distance of the town and sea front.

Entrance Porch

Entering through a partial glazed front door, into a useful entrance porch with a further door leading into the hallway which provides access to the principal rooms and benefits from a double coat cupboard.

Living Room

A spacious and comfortable room with French doors which open directly onto the garden.

Dining Room

A bright dining space, situated just off the kitchen and with a view of the front garden. A large walk-in cupboard for storage.

Kitchen

With a range of wall and base units, roll-top work surface, a double stainless steel sink and a window to the front elevation. An obscure glazed door to the side of the property. Worcester gas fired boiler, with integrated double oven, gas hob, space for a washing machine, dishwasher and fridge freezer.

Ground-Floor Shower Room

Conveniently positioned for the ground-floor bedroom. The shower room includes a shower cubicle with hand-held showerhead, WC, wash basin, window and heated towel rail.

Bedroom Three

A spacious and light ground floor bedroom or a further reception room. Windows overlooking the garden and a further door into

Ground-Floor Garden Room

Accessed through the adjoining ground-floor bedroom, a light room with a French door into the garden.





First Floor

Carpeted stairs lead from the hallway to the first-floor landing, where there are doors to two bedrooms and the family bathroom. All bedrooms benefit from electronically controlled blackout blinds.

Bedroom One

Positioned to the rear of the property, this light and airy bedroom which benefits from a bank of large wardrobes, with hanging spaces and drawers.

Bedroom Two

A further double bedroom with built-in cupboards, overlooking the front of the property.

Family Bathroom

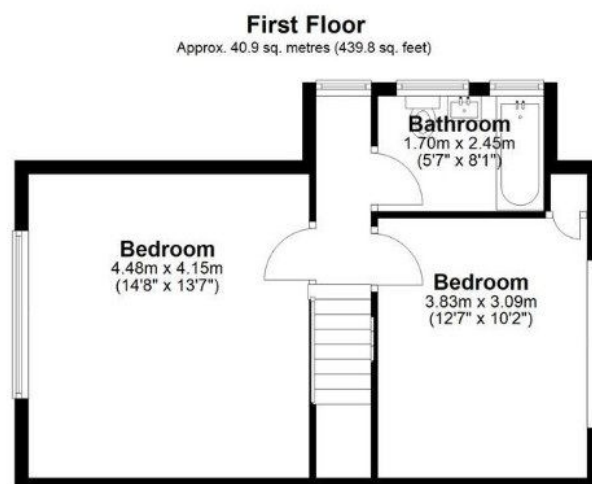
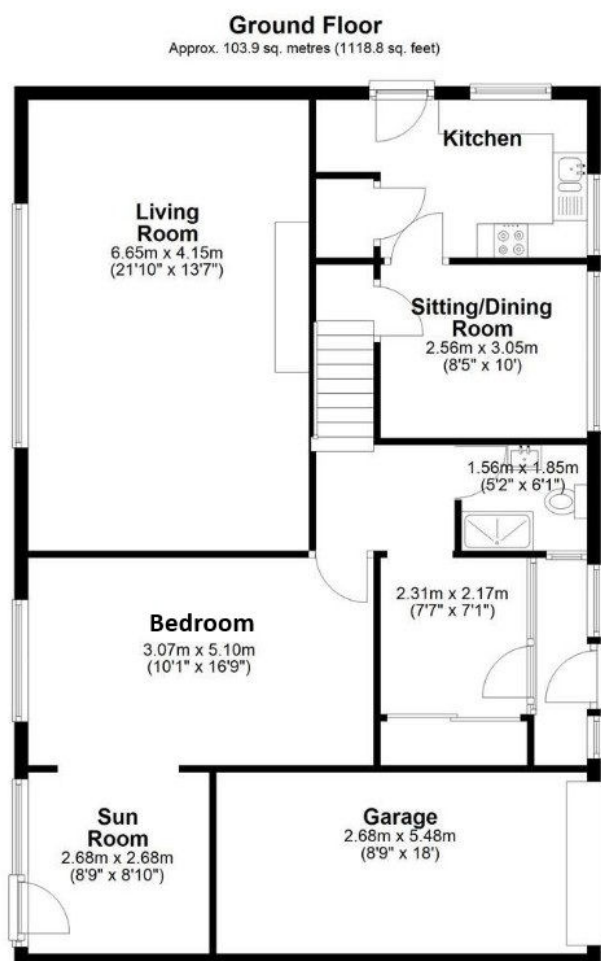
Conveniently positioned for the two first-floor bedrooms, the bathroom comprises a bath with electric shower over and shower curtain, WC, wash basin beneath the window and heated towel rail.

Outside

The property enjoys a peaceful and private setting, with a large rear garden primarily laid to lawn, with seating area and boundary including mature shrubs and trees. The front garden is screened by an area of established shrubs and trees, providing privacy. The property benefits from a driveway for two/three vehicles and single garage.







Total area: approx. 144.8 sq. metres (1558.6 sq. feet)

Viewing Strictly by appointment with the agent.

Services Mains water, sewerage and electricity. Gas fired central heating.

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 = E (Copy available from the agents upon request).

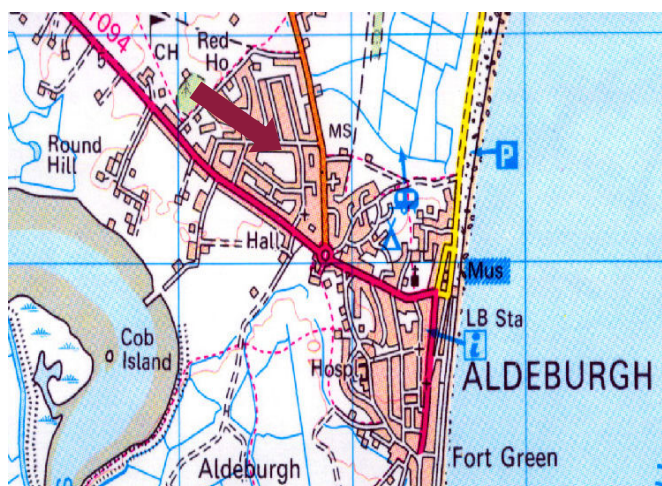
Council Tax Band (to be confirmed) payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

August 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Directions

Proceed through to the A12 and at the junction turn left and proceed north on the A12 for approximately one mile. Take the right hand turning signposted Aldeburgh and proceed on the A1094 and after approximately five miles you will reach the town of Aldeburgh. At the roundabout, take the third exit. Continue past the Library on the left hand side, continuing to the Church, turning left into the car park and continuing onto Church Close where the property will be found on the lefthand side and identified by a Clarke & Simpson To Let board.

What3words app: shady.tickling.developed



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