



Aldeburgh,

Guide Price £795,000

- A Unique Family home in the Perfect Location
- Private South Facing Garden
- 3 Well Portioned Reception Rooms
- Close to High Street and Sea Front
- Parking & Garage
- Kitchen with Integrated Appliances and Utility
- Within the Town's Conservation Area
- 3 Bedrooms and 2 Bathrooms
- EPC -

Hartington Road, Aldeburgh

A charming detached period home a few paces from the High Street of this historic seaside town of Aldeburgh. Renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a 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: E



DESCRIPTION

Steeped in history and character, Crespigny Lodge once served as the gate lodge to Crespigny House, a distinguished Grade II Listed residence dating from 1775. Nestled within Aldeburgh's Conservation Area, this enchanting detached home combines period charm with modern comfort — perfectly positioned in a tranquil setting just a short stroll from the High Street and the renowned Suffolk coastline.

The Property

Crespigny Lodge is an attractive 1½-storey detached dwelling, instantly recognisable by its elegant mansard roof clad in Westmorland slates and adorned with five flat-roofed casement dormer windows. The rendered and ashlar-patterned elevations, along with the large multi-pane sash windows, lend the home a timeless appeal while ensuring light-filled interiors.

The Accommodation

A canopied entrance opens to a welcoming lobby, leading to both sitting and dining rooms — two beautifully proportioned reception spaces featuring large sash windows that flood the rooms with natural light.

The dining room adjoins a well-appointed kitchen, fitted with an extensive range of cabinetry, polished stone worktops, and integrated appliances, with an adjacent utility room with WC cloakroom for convenience.

The sitting room forms the heart of the home, centred around a polished stone fireplace, and opening through twin sets of glazed

doors into a splendid garden room. This impressive addition features a vaulted ceiling with rooflights and sash windows, creating a seamless connection to the southerly-facing garden beyond — a private haven ideal for relaxation and entertaining.

A staircase rises from the sitting room to the first-floor landing, giving access to three bedrooms, each with dormer windows. The principal bedroom enjoys fitted wardrobes, a walk-in wardrobe, and a spacious en suite with both bath and separate shower. A further shower room completes the accommodation.

Outside

Discreetly set between Champion Road and Hartington Road, Crespigny Lodge enjoys exceptional convenience for Aldeburgh's vibrant High Street and seafront.

A shared driveway with Crespigny House leads to a block-paved drive and detached garage, providing parking, the large garage has electric supply a separate access to the garden. Mature, well-stocked gardens wrap around the property, offering privacy and year-round colour, with the generous rear garden benefitting from a southerly aspect — perfect for alfresco dining and coastal garden living.

TENURE

Freehold

SERVICES

Mains gas, electricity, water and drainage

OUTGOINGS

Council Tax Band currently E

VIEWING ARRANGEMENTS

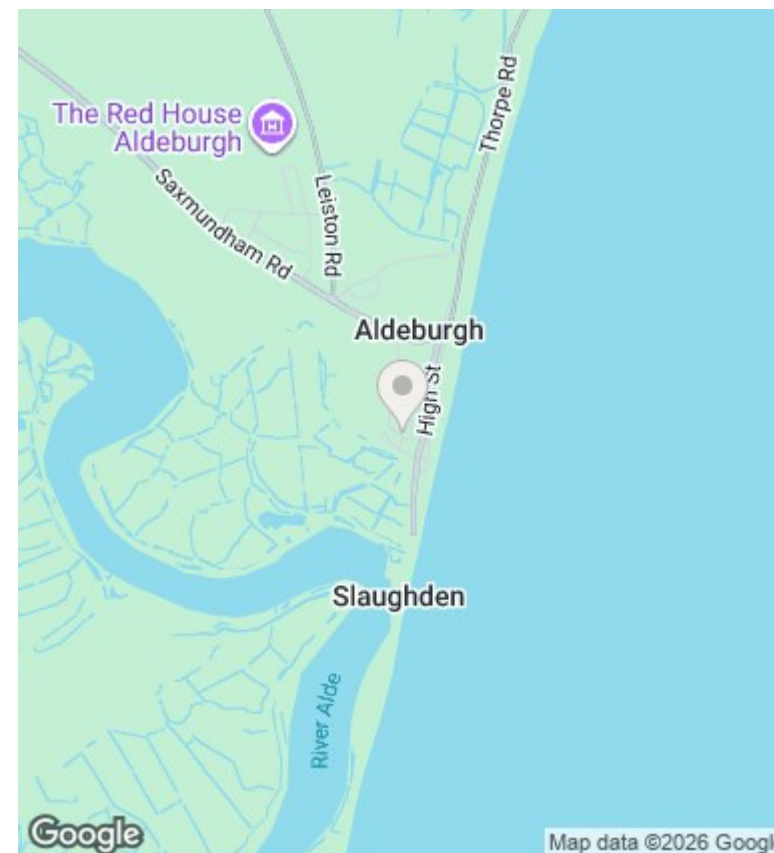
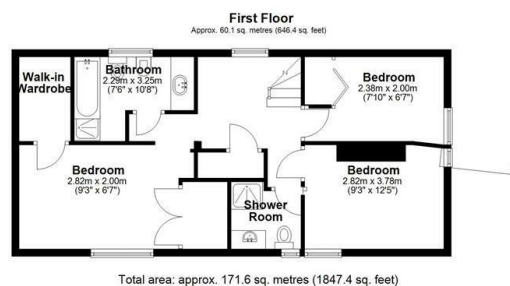
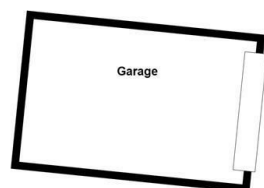
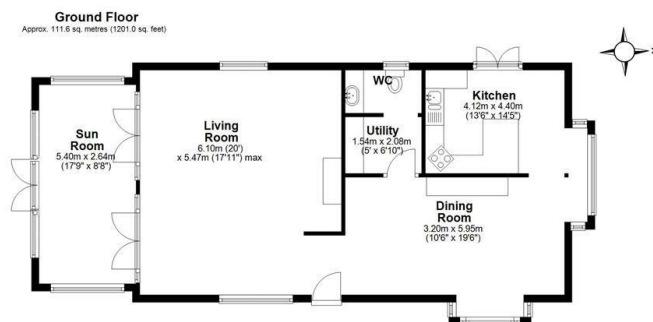
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20946/RDB.

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 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.





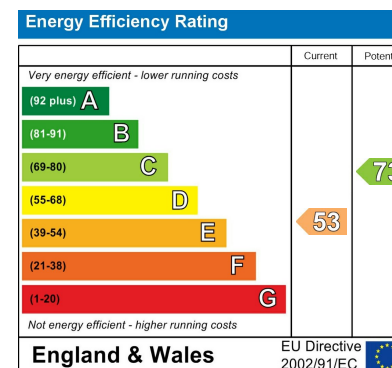


Conveyancing, Surveys & Financial Services

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