



55 Henley Close, Saxmundham, Suffolk, IP17 1EY

A well presented, appointed and refurbished two bedroom retirement bungalow, Purpose built with practical design and modern comfort, just a short distance from the amenities of the town.

Guide Price £150,000 Leasehold

P7844/B



Summary

Entrance, kitchen/breakfast room and sitting room.

Two double bedrooms and a bathroom.

Enclosed gardens to rear.

Open-plan and maintained gardens to front and side.

Driveway providing off Road Parking.

Single garage en-bloc.

Purpose built bungalow for those over 55 years old.

Location

The property is situated on Henley Close which is conveniently situated for easy access to all the amenities within the town centre. Saxmundham is a bustling old market town with medical centre, dentist, library, Tesco and Waitrose supermarkets, a good selection of independent shops, bakery, hairdressers, cafes, museum, galleries and The Bell Hotel. The town has a primary school, plus many organisations, clubs and sports facilities. The railway station has connecting services between Lowestoft and Ipswich, and onward to London Liverpool Street. Saxmundham is three miles from Snape and the Maltings Concert Hall and within easy reach of Aldeburgh, Thorpeness, Minsmere and Southwold, together with Framlingham and Woodbridge.

Description

Discover an opportunity to enjoy comfortable, low-maintenance living in this well presented and maintained two-bedroom bungalow. Located within the popular "Fairfields" retirement development in Saxmundham. This home has been thoughtfully refurbished to provide easily maintained and practical accommodation for those over the age of 55 years who still require independence but are considering future proofing their care.

The property has been extensively improved with many modern upgrades and enhancements. The bright and spacious sitting room features air conditioning for year round climate control, provided via a highly efficient, R32-Daikin heat pump system. At the heart of the home is a stunning, redesigned kitchen featuring sleek granite worktops, integrated water filtration system and premium appliances, including a convenient Fisher & Paykel double dishwasher. The layout has been optimised to maximise space.



Bedroom one, has the benefit of French style doors that open directly into the private garden, built in double wardrobe and benefits from direct access to the bathroom designed for ease and practicality including a modern bio-bidet electric toilet and Sitz bath (incorporating spa facilities), towel radiators and storage.

Bedroom two also has built in, mirror fronted wardrobe.

Outside

Beyond the interior, the property offers a private rear courtyard garden. A perfect, secluded space for relaxation. To the front of the property is a garage which features an automatic door. A private driveway provides additional parking.

Lifestyle and Community

The residents of this peaceful community benefit from an on-site Development Manager, an integrated Appello 24-hour emergency response system and access to well-maintained communal areas and grounds with the amenities of the town being within walking distance.

Terms

The property is being sold as leasehold and benefits from the remainder of a 99 year lease, which commenced on 1st October 1988. There is a ground rent charge of £51.14 payable twice yearly to Estates and Management Ltd and a service charge of £3,609.16 per annum (£300.76 per month).

For details on Fairfield Estates Management Ltd, contact the estate agent, who can arrange a meeting with the Development Manager for interested parties.

Directions

From the Agent's office heading out of Framlingham in the direction of Saxmundham continue through the villages of Sweffling and Rendham, approaching the A12 junction turn right and then immediately left to Rendham Road in Saxmundham.

Continue down Rendham Road and take the first left into Brook Farm Road, continue along Brook Farm Road past the primary school on the right, taking the next right turn into Felsham Rise and at the T-junction turn left into Henley Close where the property can be found a short distance down on the right hand side.

For those using the What3Words app: [///condensed.wicked.price](https://www.what3words.com/condensed-wicked-price)

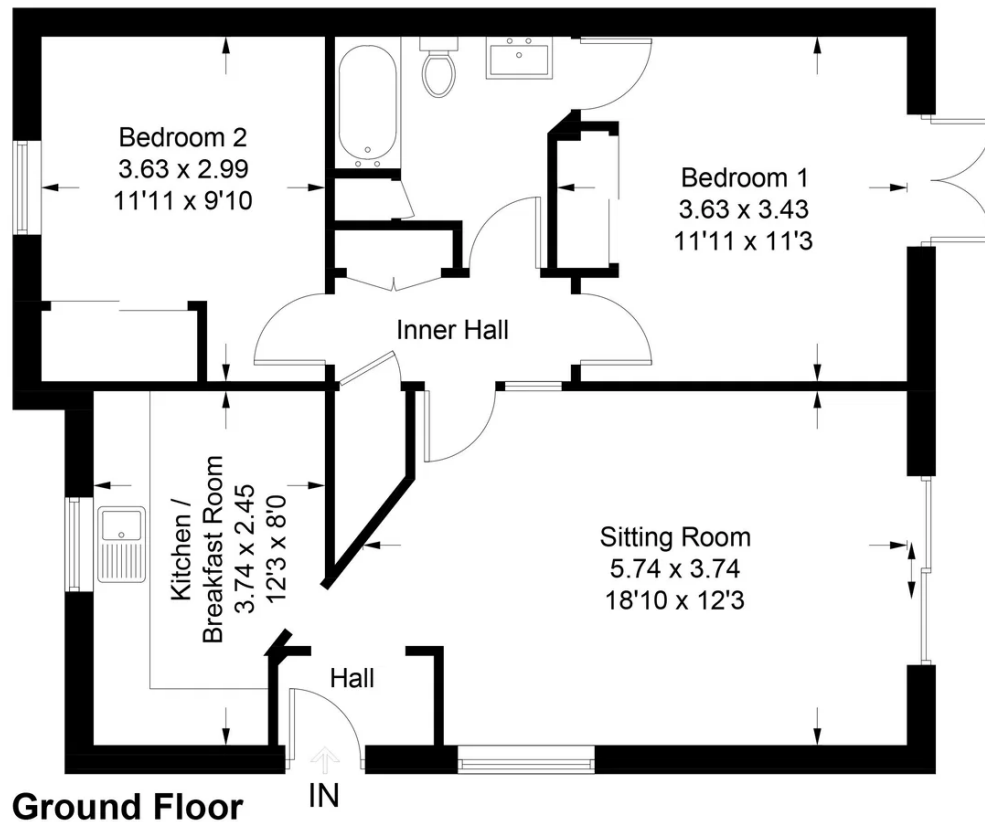






55 Henley Close, Saxmundham

Approximate Gross Internal Area = 65.9 sq m / 709.5 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, 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 C; £2,147.23 payable per annum 2026/2027

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

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.

March 2026





Clarke & Simpson

Well Close Square, Framlingham, Suffolk

01728 724200 - option 1

email@clarkeandsimpson.co.uk

www.clarkeandsimpson.co.uk

And at the London Office

40 St James' Place

London

SW1A 1NS

Clarke & Simpson