

*A pair of three bedroom apartments that now require a programme of renovation and refurbishment, available either separately or together, in a prime position set along the High Street in the centre of Aldeburgh.*



Guide Prices from

**£250,000**

**Leasehold**

**Ref: P7913/J**

Address

**157B High Street  
& 157C High Street  
Aldeburgh  
Suffolk  
IP15 5AN**



**157B High Street** - A first floor apartment comprising entrance hall, open plan kitchen/dining/living room, three bedrooms, wet room and cloakroom.

**157C High Street** - A second floor apartment comprising entrance hall, open plan kitchen/dining/living room, three bedrooms and bathroom.

Communal garden and allocated car parking spaces.

**No forward chain.**

Contact Us



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*And at The London Office*  
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## Location

Aldeburgh is considered by many as one of the most sought after coastal towns in Suffolk. Aldeburgh's High Street offers an excellent range of local and national retailers including Crew Clothing, Joules, Collen & Clare, Quba & Co, O & C Butcher, Adnams, Fatface, L'Occitane, Riley & Riley and Sue Ryder, together with a Co-op supermarket, Prezzo, other fine restaurants, cafes and art galleries. 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. Aldeburgh is an affluent market town, and one where there is a high percentage of second homes and holiday lets. Because of the interest from those looking for second homes from London and the south east, Aldeburgh is regularly mentioned within the national press as one of the best coastal towns in the country.

## Description

A rare and exciting opportunity to acquire a pair of three bedroom apartments that now require a programme of renovation and refurbishment, located in a prime position along the High Street in the centre of Aldeburgh. The apartments are available either separately or together. Last available over 25 years ago, these apartments were occupied by the previous owner in a 'duplex' fashion over two floors, although the layout and configuration of each of the apartments remains largely the same as when the leaseholds were first granted in 1989, with the accommodation comprising a shared ground floor entrance and stairwell, an open plan, multi-functional kitchen/dining/sitting rooms, two double bedrooms, a single bedroom or study and a bath/wet room. The first floor apartment, 157B, also offers a separate cloakroom.

Being from the Victorian era, the apartments offer generous light rooms with large sash windows overlooking the High Street and surrounding roofscape of Aldeburgh. The first floor apartment, 157B, also benefits from a feature bay window in the kitchen area. Whilst the previous vendor did undertake some minor improvements in recent years, such as the installation of the wet room and gas fired combination boiler in 157B, both apartments now require an extensive programme of renovation and refurbishment.

## Outside

To the rear is a communal shingled car parking area and garden with steps leading up to The Terrace. Each apartment has a single designated car parking space together with the owner of the ground floor apartment -157A.

## Method of Sale

The apartments are being offered for sale either together or separately based on the following guide prices:

- 157B - £285,000
- 157C - £250,000
- 157B & 157C - £520,000

## Tenure

Both apartments are being sold leasehold, with the original leases being for terms of 99 years from February 1989 and September 1988 respectively. Both leases are in the process of being varied/extended for a new term of 189 years from February 1989 and September 1988 respectively. Each apartment is liable to pay a ground rent to the freeholder; this is currently set at £90 per annum and is set to triple every 33 years. Being a leasehold property there is also a service charge. The lease stipulates that each apartment is responsible for 30% of the expenses and outgoings incurred by the Landlord in, essentially, maintaining the exterior of the building and grounds, as well as insuring the building. The leaseholders are responsible for maintaining and repairing the interior of their premises.



Flat 157B



Flat 157B



Flat 157B



Flat 157C

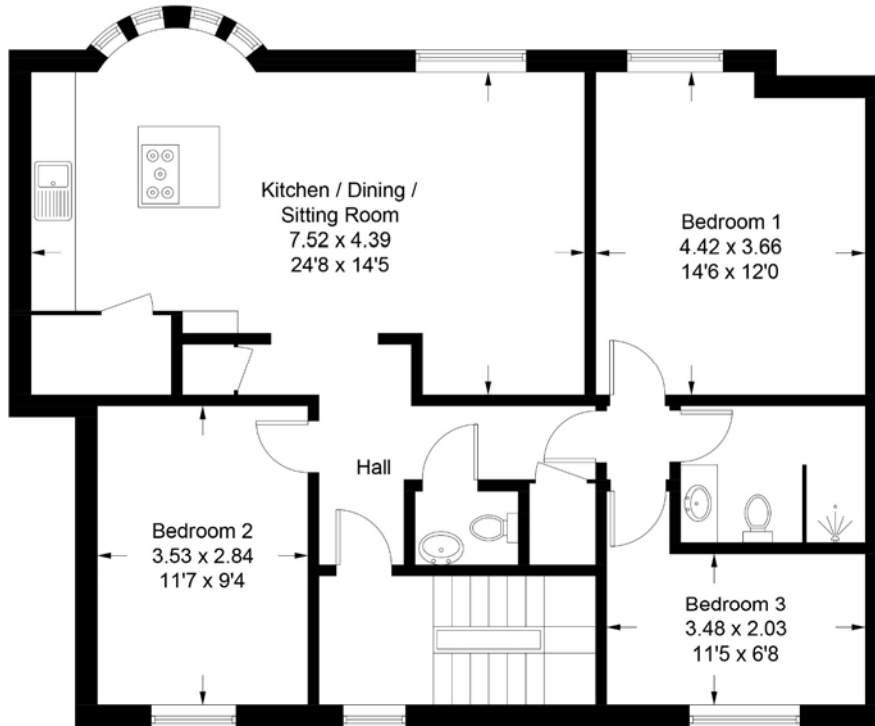


Flat 157C



## 157B High Street, Aldeburgh

Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft

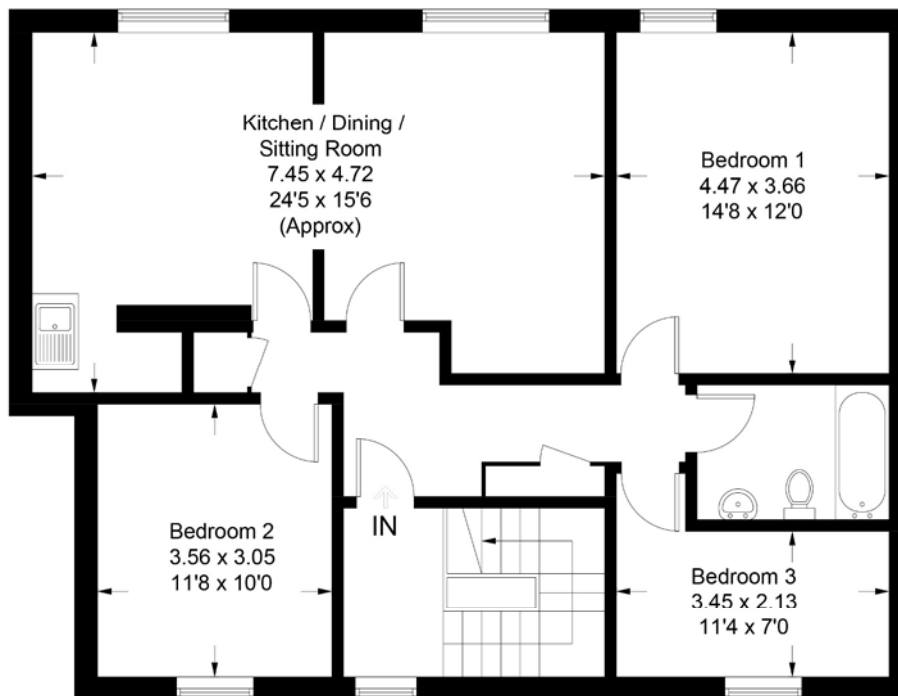


**First Floor**

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Produced for Clarke and Simpson

## 157C High Street, Aldeburgh

Approximate Gross Internal Area = 81.8 sq m / 880 sq ft



**Second Floor**

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Produced for Clarke and Simpson





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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity. Gas-fired boiler serving 175B. Night storage heaters serving 157C.

*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* 157B - Rating = C (71); 157C - Rating = E (39) (Copies available from the agents upon request).

*Council Tax for 157B* - Band D; £2,354.81 payable per annum 2026/2027

*Council Tax for 157C* - Not Listed

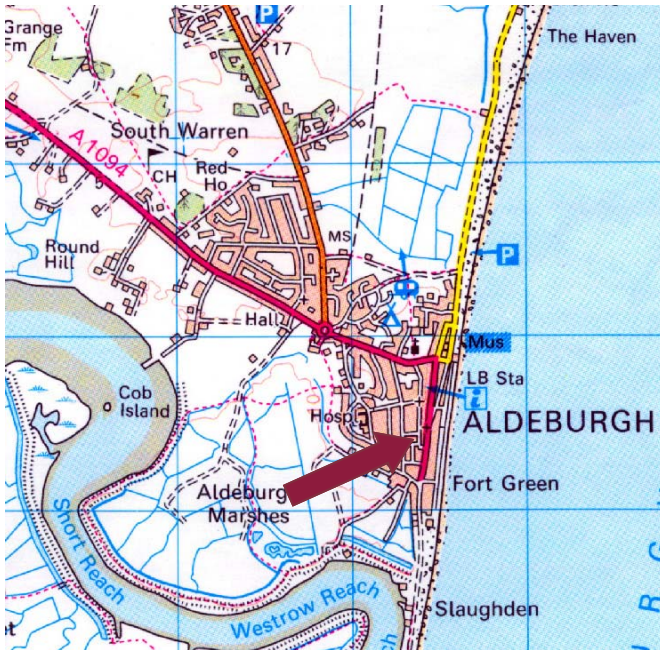
*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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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. Pets are allowed but only with the prior consent of the Landlord.
4. The leases currently provide for the apartments to be used as self-contained private residential flats in the occupation of one family or household only, and therefore we understand cannot be let out as short term holiday let or similar.

*June 2026*



## Directions

Entering Aldeburgh on the A1094 from the west, continue past the church, turning right onto the High Street at the T-junction. Continue into the centre of the town where the property will be found on the right hand side.

For those using the What3Words app:  
///commoners.gourmet.homelands



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