



Aldeburgh,

Offers In Excess Of £350,000

- No Onward Chain
- Balcony with Fine Views
- Attractive Garden
- Three Bedrooms
- Large Living/Dining room
- Close to High Street & Sea Front
- Wonderful Estuary Views
- Fitted Kitchen
- EPC - D

Park Road, Aldeburgh

A semi-detached cottage with outstanding estuary views located within walking distance from the High Street and sea front. Aldeburgh is an extremely popular seaside town, 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 an eclectic 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: D



DESCRIPTION

This charming semi-detached cottage offers a perfect blend of peaceful location with fine views, whilst being a short distance from the sea front and beach. It boasts far-reaching views over the picturesque Alde Estuary, making it an ideal retreat for nature lovers. Despite its serene setting, the property is within easy walking distance of Aldeburgh's eclectic mix of shops, restaurants, and the High Street, offering easy access to all the town's amenities.

The cottage features a welcoming sitting/dining room, perfect for relaxing or entertaining, and a kitchen that offers all the essentials for comfortable living. The home comprises three well-proportioned bedrooms, providing ample space for family or guests. The bathroom serves the property with practicality and style. One of the highlights of this home is the rear bedroom, which benefits from patio doors that opens onto a balcony with stunning river views, offering a peaceful spot to enjoy the surrounding natural beauty. The combination of tranquil views, proximity to the town centre, and cosy living spaces makes this cottage a delightful place to call home.

ACCOMMODATION

ENTRANCE LOBBY

SITTING/DINING ROOM

Oriel bay window overlooking Park Road. Brick fireplace with gas fire. Enclosed staircase rising to the first floor, splitting at a half landing, leading to front and rear bedrooms.

KITCHEN

Fitted with a range of base and wall cupboards, work surfaces with

tiled surrounds and single drainer sink unit. Fitted electric oven and gas hob. Gas central heating boiler. Plumbing for washing machine. Window and entrance door opening to the rear garden.

FIRST FLOOR

BEDROOM

Patio doors open onto a BALCONY with fine views.

BATHROOM

Suite comprising panel bath, hand basin and W.C.

BEDROOM

Window to side elevation.

BEDROOM

Window to front elevation. Fitted wardrobes.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469 Ref: 20767/RDB.

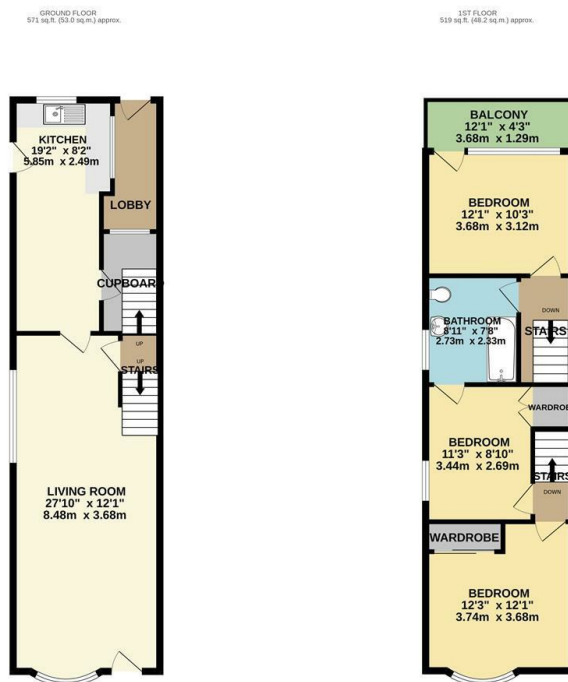
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are

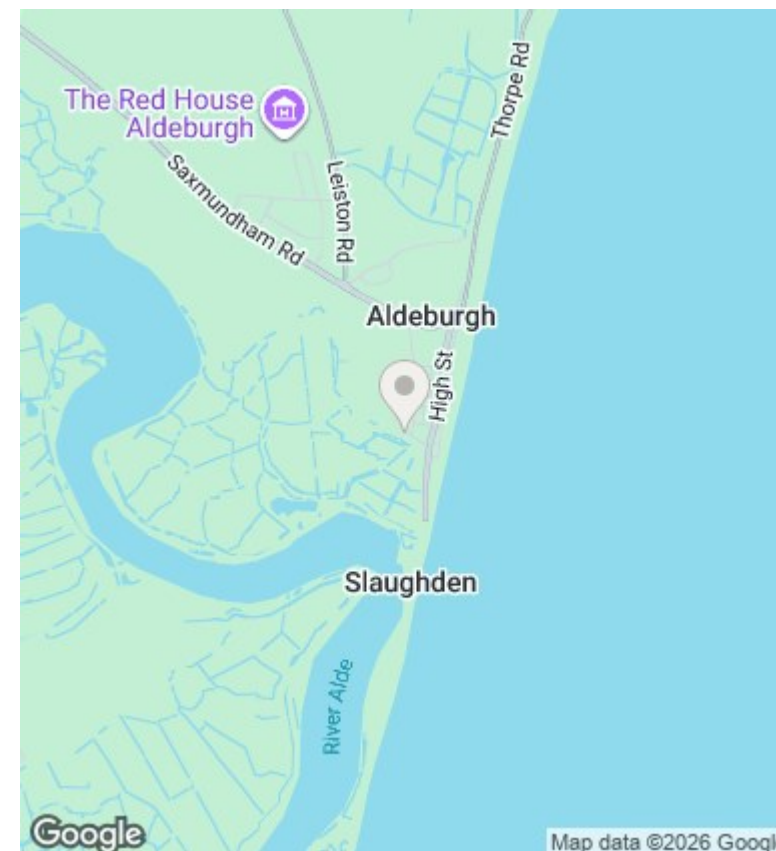
specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer 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.







TOTAL FLOOR AREA: 1090 sq ft. (101.3 sq m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency due to age.
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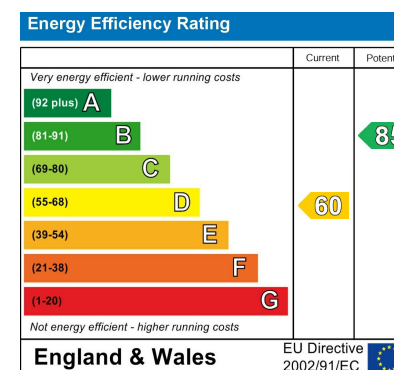


Conveyancing, Surveys & Financial Services

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