



148 SOUTHGATE STREET
Bury St. Edmunds | Suffolk





Beautiful light and airy sitting room with a wood burning stove and wide fenestration

148 SOUTHGATE STREET

BURY ST. EDMUNDS | SUFFOLK

- Completely remodelled luxury one bedroom apartment – only 25 mins commute of RAF Lakenheath & Mildenhall
- Inspired kitchen with breakfast bar, attractive mullioned window & benefit of complete range of built-in appliances
- Vaulted top floor bedroom with dual aspect natural light, built-in wardrobes, window seat & rooftop views
- Optimised storage spaces from fitted cabinetry throughout
- Central location within historic Bury St. Edmunds, close to parkland, town centre walking distance & A14 ease-of-access
- Well-proportioned comfortable sitting room with wonderful wide fenestration & decorative fireplace
- Sumptuous bathroom suite with waterproof TV & extensive vanity unit
- **Blinds and curtains are fitted throughout**



Luxury one-bedroom apartment part of a Tudor home & centrally located close to Abbey Gardens

Forming the latest addition to the attractive conjoining 16th century property and stretching over the archway with its elegant continuation of the original mullioned windows and timber-frame, this apartment has been extensively remodelled with a cleverly designed layout that is orderly and stylish, quaint yet spacious. Refurbishment works include entire new plumbing, re-wiring and lighting systems. Of particular note is the lofty and airy vaulted dual aspect bedroom with deep built-in wardrobe, sumptuous bathroom suite with waterproof TV, sitting room with a decorative fireplace, inspired kitchen with breakfast bar that makes best use of natural light and the optimised storage spaces from fitted cabinetry throughout.

Tenants can enjoy a stroll through leafy neighbouring St. Mary's Square to the award-winning Abbey Gardens with its beautiful parkland setting and newly laid tennis courts – all only a very short walk away. Zone F permit parking is in operation along the one-way street. Beneath the archway is a useful lockable storage cupboard and access to communal residents' bin area.

148 Southgate Street is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in arguably one of the most desirable residential enclaves and conservation areas (the fringe of the medieval Norman Grid (formed by intersecting Churchgate, Guildhall & Westgate streets). The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. As is the independent cinema and rare surviving regency Theatre Royal both within walking distance. Excellent A14 access is immediately from Southgate Street. Refer to our Situation page to discover more.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

148 Southgate Street displays a host of attractive period features well-blended with modern comforts following complete restoration and more recent upgrading. Accommodation measures approximately TBC ft² (TBC m²) and will suit a broad range of tenants, including young professionals or visiting USAF personnel – all who seek convenient, luxury town centre living.

Ground Floor

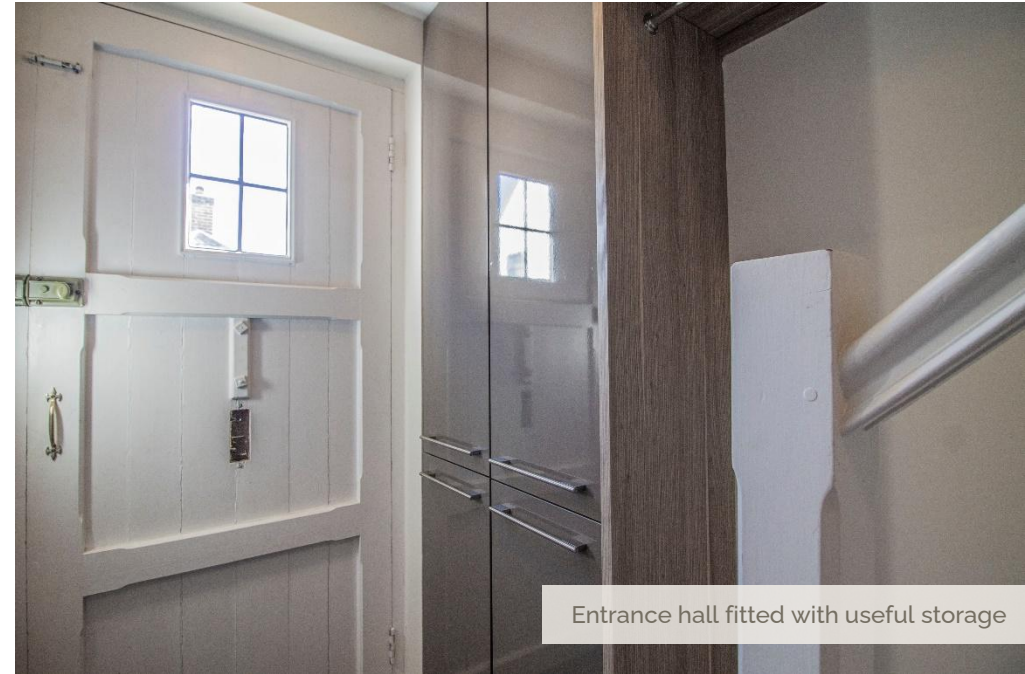
ENTRANCE HALL

An inviting part glazed front door opens into a cleverly designed entrance hall with full-height storage cupboard in a smoked glass finish and hanging coat rail. Coir matting. Flush ceiling light. Quarry floor tiles. Stairs rising to First Floor with display shelf and pendant light.

First Floor

SITTING ROOM 17'9" x 13'7" (5.41m x 4.15m)

Door to a well-proportioned Sitting Room with a wonderful wide fenestration. The focal point is the decorative fireplace with an attractive hearth and surround behind which is a concealed wood store. TV and phone points. Recessed dual zone LED lighting. Radiator. Door to bathroom.



Entrance hall fitted with useful storage



Sitting room with wood burning stove



Kitchen with breakfast bar



First Floor (Cont'd)

KITCHEN WITH BREAKFAST BAR 13'9" x 9'5" (4.20m x 2.88m)

The cleverly designed kitchen incorporates a breakfast bar with shaker style wall-mounted and base units with oak wood work surfaces comprising a Belfast sink with mixer tap, separate water filter tap and LED task lighting above. Ceramic gloss rustic splash back tiles and USB charging wall points. There is the added benefit to tenants of a full range of built-in appliances to include: four ring induction hob with extractor hood, oven/grill, eye-level microwave, full-size dishwasher, washer/dryer and under-counter fridge/freezer – all by *Neue*. The focal point is the pair of windows - one mullioned – which bask the space in natural morning light. Tiled floor. LED recessed lighting. Radiator. Stairs rising to Second Floor.

BATHROOM

A sumptuous porcelain clad space with the focal points of an elegant sash window with rooftop views and a wall-mounted TV by *ProofVision*. The suite further comprises: bath tub with tiled panel, fixed rain shower, separate shower hose, glazed screen, circular basin with mixer tap surmounting an extensive vanity unit with array of compartmental storage options, wc. Heated towel rail, Shaver point. Mirror with wall light. LED recessed lighting.

Second Floor

BEDROOM 15'5" x 8'10" (4.70m x 2.70m)

A light and airy top floor vaulted bedroom, dual aspect with two dormer windows – one with window seat. TV point. Doors to a deep, illuminated built-in storage cupboard and further cupboard. Multi-zone lighting. Loft hatch. Radiator. LED recessed lighting.



Bedroom with vaulted dual aspect and deep built-in wardrobe



Sumptuous bathroom with TV



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Market Square (town centre walk)	2 mins
A14	1 mile
A11 (M11)	20 (30) miles
Newmarket	18 miles
Ipswich	25 miles
Cambridge	28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 44 miles)



From Bury St. Edmunds
London Kings Cross
(110 mins)
London Liverpool Street
(117 mins)
Cambridge
(41 mins)



London Stansted Airport
(1 hr / 40 miles)
Heathrow Airport
(2 hrs / 95 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.

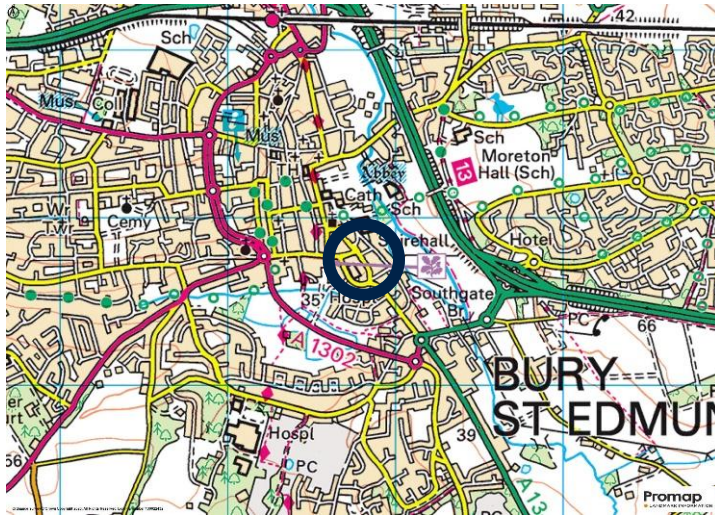
Private includes: Culford School (1-19); South Lee School (2-13).

State includes: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).

University of Suffolk at West Suffolk College - Further Education.



LOCATION



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

TENURE

Property is available to rent from **31 July 2026**.

SERVICE

Mains water, drainage, electricity, gas-fired central heating.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band A – £1,525.92 (2026/27) *NB Charge exempt for visiting USAF.*

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.

DIRECTIONS (IP33 1NP):

From London/Cambridge/Newmarket (by car)) exit the M11 at Junction 9 and take the A11 towards Newmarket continuing on the A14. Exit at Junction 44. At the bottom of the sliproad, follow signs to the town centre. Continue over the first roundabout (passing BP Garage and Bury Rugby Club on the right). At the second roundabout, take the third exit onto Southgate Street. Turn left at the junction onto Maynewater Lane. Followed the road left into Westgate Street, then turn immediately right into Crown Street (Theatre Royal on the left). Turn right into Honey Hill (passing St. Mary's Church on your left), and take the first right into Sparhawk Street, (crossing over St. Mary's Square) where the property can be found approx. 20 metres on the right.

From the town centre (on foot) proceed south along Angel Hill passing the Norman Tower on your left, continue onto Crown Street, then turn left onto Honey Hill and then right onto Sparhawk Street, entering into St. Mary's Square, then onto Southgate Street where the property can be found only approx. 20 metres on the right.



Bury St. Edmunds

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