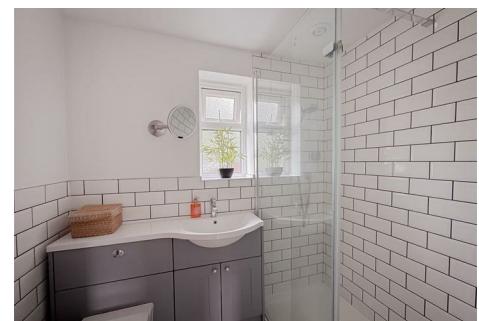
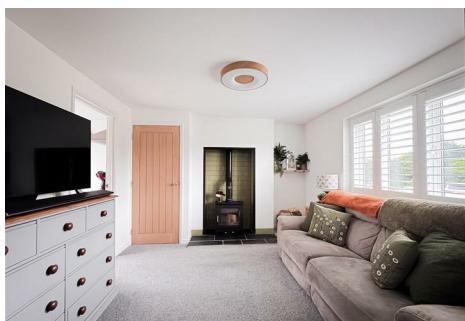


# Flick & Son

*Coast and Country*



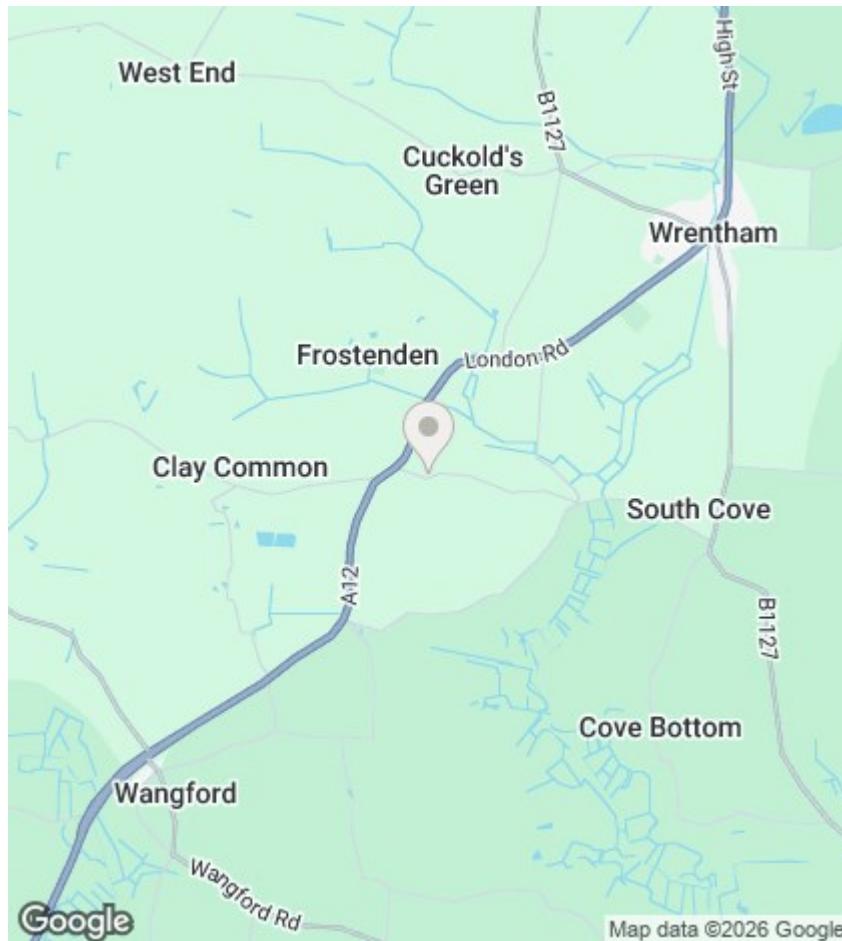
## Frostenden, Suffolk

Rent: £925 PCM,

Council Tax: Band A

- Immaculate bungalow
- Stunning modern kitchen
- Garden with large shed/workshop
- EPC: E
- Pet considered at higher rent (£955pcm)

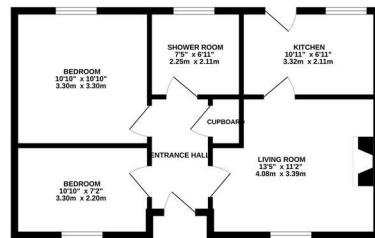
- Cosy sitting room with wood-burner
- Two bedrooms
- Village location
- Holding deposit: £213.46



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (47.4 sq.m.) approx.  
While every care has been taken in the preparation of these floor plans, the dimensions and positions of walls, doors and windows are approximate only. Prospective buyers must satisfy themselves by inspection or otherwise as to the actual dimensions and positions of such items.

## DESCRIPTION

Flick & Son are pleased to offer for rent this beautifully presented two bedroom bungalow, situated in the rural yet well connected village of Frostenden.

## ACCOMMODATION

This fabulous home boasts a stylish interior throughout with a welcoming hallway leading to two well-proportioned bedrooms, a sleek shower room, a cosy sitting room with a wood-burning stove which flows into a beautifully finished kitchen complete with integrated oven/hob, fridge/freezer and washing machine.

At the rear there is an enclosed rear garden backing onto open fields. In the garden there is also a useful large shed/workshop. To the front, there is off-street parking available.

The property is heated via electric heating. It has an EPC rating E.

## LOCATION

Frostenden is a small, tranquil village nestled in the Suffolk countryside, just a few miles inland from the North Sea coast. Surrounded by open fields, ancient hedgerows, and patches of woodland, it offers a peaceful rural setting rich in natural beauty. The village is steeped in history, with origins dating back to the Domesday Book and a charming medieval church at its heart. Quiet lanes and walking trails connect it to nearby villages and the scenic Suffolk Coast & Heaths Area of Outstanding Natural Beauty. Ideal for those seeking a slower pace of life, Frostenden blends rustic charm with a strong sense of community.

## AVAILABILITY

The property is available from the 12th February 2026 for an initial twelve month term.

Council Tax: Band A

Deposit required: £1,067.30

Pet considered at higher rent of £955pcm (deposit = £1,101.92). Sorry no smokers.

There is a sofa in the sitting room that can be left if a tenant wishes.

## VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.  
High Street, Saxmundham, Suffolk, IP17 1AB [lettings@flickandson.co.uk](mailto:lettings@flickandson.co.uk)  
01728 633773 [www.flickandson.co.uk](http://www.flickandson.co.uk)