Flick & Son
Coast and Country

Aldeburgh, Suffolk

Offers In Excess Of £1,750,000

- An Exceptional Sea Front Villa
- Remodelled to the Highest Standard
- First Floor Living Room
- 4 Floors of Stunning Quality
- Lift to all Floors
- Conservation Area
- Outstanding Coastal Views
- 4th Floor Principle Suite with Sun Terrace
- EPC - Awaiting

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
www.flickandson.co.uk

Crag Path, Aldeburgh

A truly outstanding Sea front Villa

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.

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Council Tax Band: F

DESCRIPTION

Occupying one of Aldeburgh's most coveted positions, adjoining the beach and commanding uninterrupted views of the sea and the ever-changing Suffolk coastline, Corinthian Villa is an exceptional Victorian seaside residence that has been transformed into one of the town's finest contemporary homes. Beautifully reimagined over four floors, this magnificent bay-fronted villa seamlessly blends timeless period elegance with striking modern architecture, creating a home of extraordinary quality and sophistication.

Every aspect of the comprehensive refurbishment has been executed with meticulous attention to detail, incorporating the finest materials, bespoke craftsmanship and an uncompromising specification throughout. The result is a home that is as visually impressive as it is practical, offering luxurious accommodation designed for both relaxed family living and elegant entertaining.

The heart of the home is the spectacular open-plan kitchen, dining and living space occupying the ground floor. Flooded with natural light, this outstanding room enjoys captivating sea views from the elegant bay window and centres around a beautifully crafted bespoke kitchen featuring polished stone work surfaces, a substantial island with breakfast bar and a comprehensive range of Siemens integrated appliances. One end of the room provides an elegant dining area overlooking the beach, while the opposite end forms a comfortable family sitting area with integrated entertainment system and direct access to the private enclosed courtyard, effortlessly linking indoor and outdoor living.

A truly remarkable architectural feature is the sculptural staircase rising through the centre of the house. Illuminated by striking glass-floored landings, the staircase gracefully wraps around a private Artico lift, creating an impressive focal point that serves every floor of the property and culminates in the magnificent principal suite.

The first floor is dedicated to a stunning drawing room enjoying breathtaking panoramic views across the beach and North Sea. Beautiful oak flooring, bespoke timber detailing and a dramatic ceiling-mounted wood-burning stove create a room of exceptional character, perfectly framed by the uninterrupted coastal outlook.

The second floor provides two beautifully appointed double bedrooms, each complemented by luxurious en suite facilities. The principal guest bedroom, positioned to the front of the property, enjoys magnificent 180-degree views stretching along Aldeburgh's iconic Crag Path, across the beach and northwards towards Thorpeness.

Occupying the entire upper floor, the principal suite is simply extraordinary. Designed as a private sanctuary above the town, it commands spectacular 270-degree panoramic views encompassing Aldeburgh's rooftops, the beach, the North Sea and the coastline stretching both north and south. Full-width bi-fold doors open onto a generous roof terrace, creating an unrivalled vantage point from which to experience the changing moods of the Suffolk coast. The luxurious open-plan en suite is beautifully appointed with twin basins, a freestanding bath a large walk-in shower and a separate WC.

The exceptional quality of Corinthian Villa is reflected in its outstanding specification, which includes porcelain tiled and engineered oak flooring with underfloor heating, high-performance double glazing incorporating integral blinds, bespoke kitchen cabinetry with Siemens appliances, programmable lighting throughout, an integrated KEF sound system, premium Duravit sanitaryware and two opposing, striking ceiling-mounted wood-burning stoves, all combining to create a home of remarkable comfort and technological sophistication.

Rarely does a property of such architectural distinction and uncompromising quality become available in one of the Suffolk coast's most sought-after locations. Corinthian Villa represents an exceptional opportunity to acquire a landmark coastal residence where innovative contemporary design and Victorian elegance combine to create one of Aldeburgh's most remarkable homes.

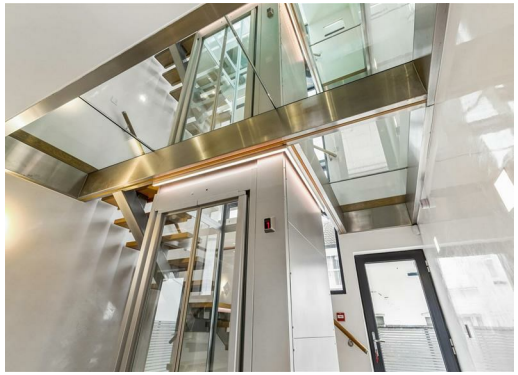
TENURE
Freehold

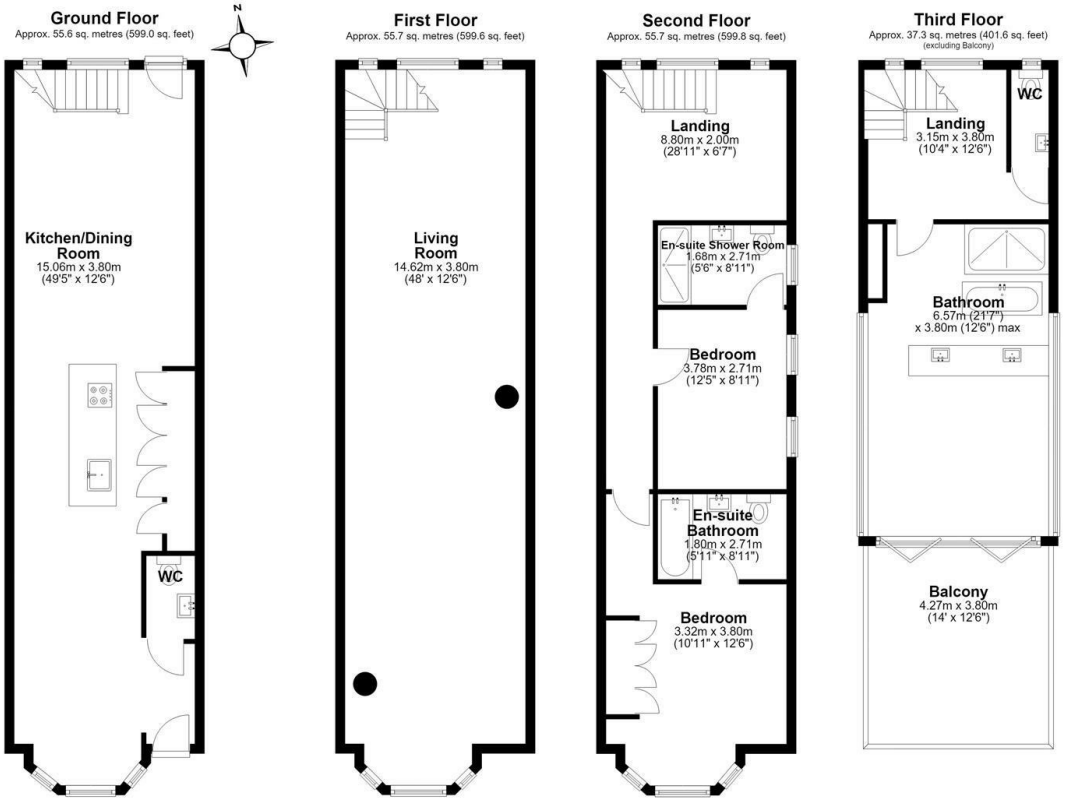
OUTGOINGS
Council Tax Band currently

SERVICES
Mains gas, electricity, water and drainage.

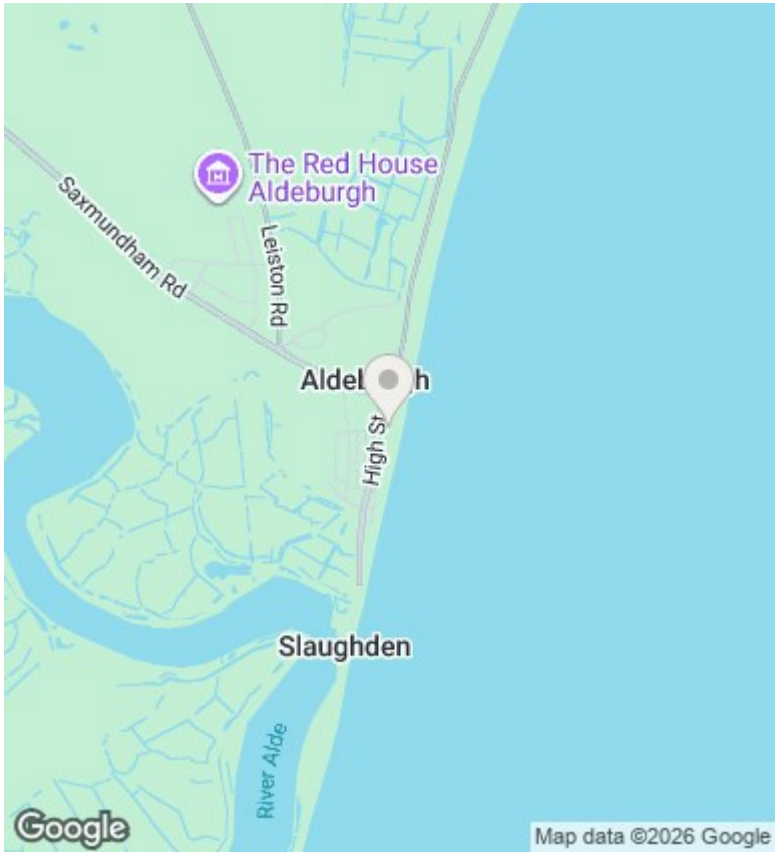
VIEWING ARRANGEMENTS
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 21162 /RDB.

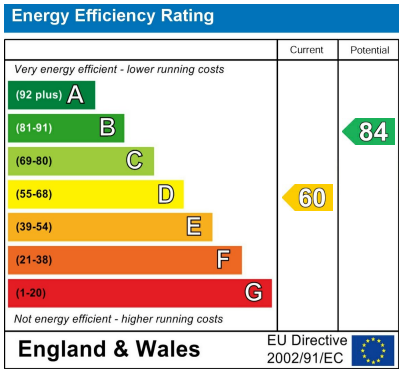
FIXTURES AND FITTINGS
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if 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 area: approx. 204.4 sq. metres (2199.9 sq. feet)





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

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