

A beautifully appointed two double bedroom first floor 'loft style' apartment forming part of the small and exclusive Smyth Close development in the charming village of Peasenhall, close to Suffolk's Heritage Coast.

Guide Price
£189,000 Leasehold
Ref: P6437/J

Flat 1
Suffolk House
Smyth Close
Peasenhall
Saxmundham
Suffolk IP17 2HE



Entrance lobby, first floor landing, 19' L-shaped sitting/dining room, kitchen, two double bedrooms and a bathroom.
Two car parking spaces.
No forward chain.

Contact Us



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Location

The apartment forms part of the small and exclusive Smyth Mews development, which is located along Church Street, close to the centre of the pretty and popular village of Peasenhall. Peasenhall is a sought after village with a well stocked shop, a highly regarded delicatessen (Emmett's), a Salter & King butchers, tea shop and a village hall is frequently used for various events. There is an excellent public house well known for its good food in the neighbouring village of Sibton, which is just over a mile from the property.

Peasenhall is equidistant from Saxmundham, Framlingham and Halesworth: Saxmundham, to the east, benefits from Waitrose and Tesco supermarkets as well as a selection of independent shops and a railway station with links to Ipswich and onto London's Liverpool Street Station; The market town of Framlingham, is perhaps best known for its historic medieval Norman castle; Halesworth benefits from a Co-operative supermarket, numerous independent shops and eateries as well as The Cut Arts Centre. The Heritage Coast, with destinations such as Southwold, Dunwich, Walberswick, Thorpeness and Aldeburgh, and Snape Maltings is approximately 9 miles away. The world famous Snape Maltings Concert Hall, together with the acclaimed retail complex and Plough & Sail Inn, located on the River Alde is within 8 miles. Darsham railway station, which also links to London's Liverpool Street station via Ipswich, is 4 miles.

Description

Built by the award winning local developer, Hopkins Homes, during the early to mid 2000s, Smyth Close is a small and exclusive development. Suffolk House, which forms part of the development comprises just five apartments with this apartment being located on the first floor at the western end. Of the five apartments some are second homes.

The apartment has been beautifully maintained, both inside and out, over the years, and offers the most stunning open plan multi functional sitting/dining room with glazed gable which allows the sun to pour in during the latter part of the day. In addition, there is a large dormer window on the front elevation that offers wonderful views across the surrounding roofscape and towards the gently undulating countryside beyond and likewise, the main bedroom offers a similar window and view, that includes St Michael's Church tower. Not only does the sitting/dining room offer plenty of light and good views, it also benefits from a vaulted ceiling that makes the room feel incredibly spacious.

In addition to the principal reception room there is a well fitted kitchen with generous shelved larder cupboard, two double bedrooms and a well fitted bathroom with separate shower attachment over. The apartment also offers a good amount of built-in storage as well as two car parking spaces.

The apartment would make a wonderful, easily maintainable second home or a comfortable, permanent residence.

Leasehold

We are advised that the property is held leasehold and that the original term was for 125 years from January 2005. In addition the owner of the property will benefit from a 20% share in the freehold of Suffolk House.

Management Company and Charges

There are two management companies in place; the Smyth Close Management Company that deals with the maintenance of the communal areas and roadways, etc., together with the Suffolk House Management Company Ltd that deals with the maintenance of Suffolk House and any communal areas of garden, etc. We are advised that the estate service charge for Smyth Close is approximately £200 per annum, whilst the service charge for Suffolk House is approximately £820 per annum, although this includes the annual buildings insurance premium and an annual budget to provide for regular external redecoration.

The Accommodation

The Flat

Ground Floor

A part glazed wooden front door opens into the

Entrance Lobby

With stairs rising to the First Floor and useful **built-in shelved storage cupboard**.

First Floor

Landing

With roof light, door to **Airing Cupboard**, built-in wardrobe cupboard, night storage heater and doors off to

Sitting/Dining Room 19'5 x 15'2 (5.92m x 4.62m) maximum

A stunning reception room with part glazed gable, vaulted ceiling and exposed roof truss elements. In addition there is a dormer window on the front elevation that provides wonderful views across the roofscape of Smyth Close and towards the gently undulating countryside beyond. The focal point of the room is the electric fire with wood surround. Door to useful eaves storage cupboard, night storage heaters, wall light points, TV and telephone points and opening through to the



Kitchen 9'9 x 6'6 extending to 9'8 (2.97m x 1.98m extending to 2.95m) maximum

With Velux window lights providing plenty of light and well fitted with a range of cupboard and drawer units with granite effect worksurface over incorporating one and a half bowl stainless steel sink with mixer tap and drainer. Four ring electric hob with double oven and grill under and light with extractor hood over. Recess for upright fridge freezer together with recess and plumbing for a washing machine and tumble dryer or dishwasher. Door to shelved **Larder cupboard**. Tiled flooring, spotlighting and extractor fan.

Returning to the Landing further doors provide access to



Bedroom One 10'4 x 9'4 (3.05m x 2.13m)

A generous double bedroom with part vaulted ceiling that also benefits from wonderful elevated views across the surrounding roofscape and towards St Michael's Church tower beyond. Eaves storage cupboard, slimline convector heater, TV and telephone point.



Bedroom Two 10' x 7' (3.05m x 2.13m)

A further double bedroom with Velux window lights and door to eaves storage cupboard. Slimline convactor heater and TV point. Access to roof space.



Bathroom

Well fitted and with suite comprising panelled bath in tiled surround with mixer tap and separate mixer shower over, Roca WC and matching pedestal sink unit. Electrically heated towel rail, shelved recess, shaver socket, extractor fan and roof light.



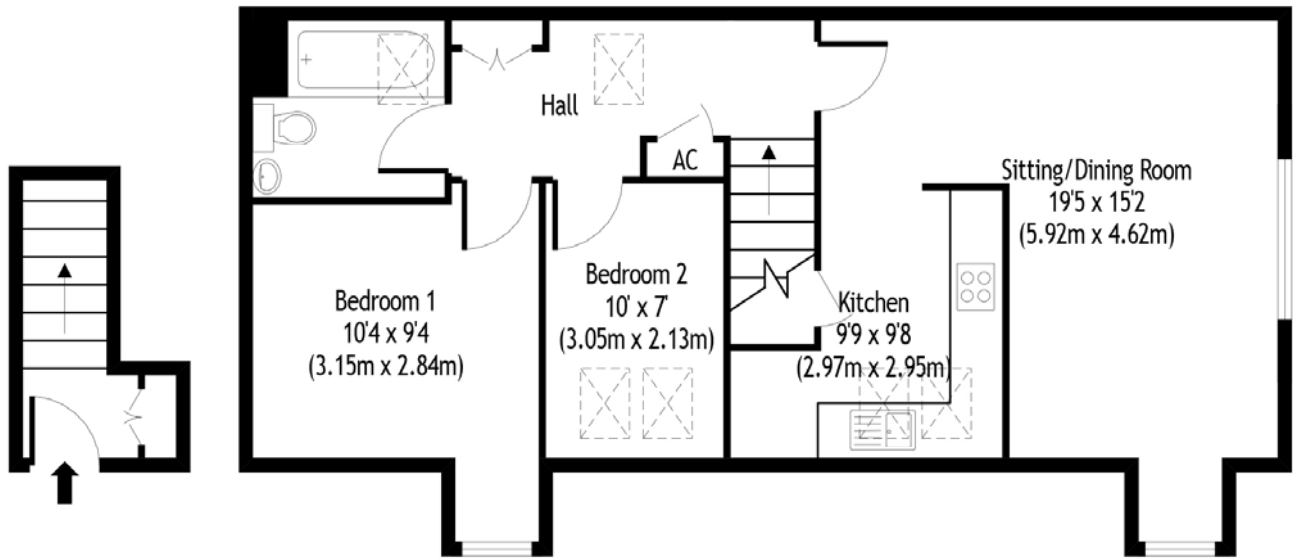
Outside

Being a first floor loft style apartment the property benefits from small areas of communal borders that include established box bush hedging and maturing silver birch trees. There are also **two car parking spaces** that form part of the leasehold interest.

Aspects from the apartment across Smyth Close and towards St Michael's Church



Flat 1, Suffolk House, Peasenhall
 Approx. Gross Internal Floor Area - 727 Sq ft / 68 Sq M



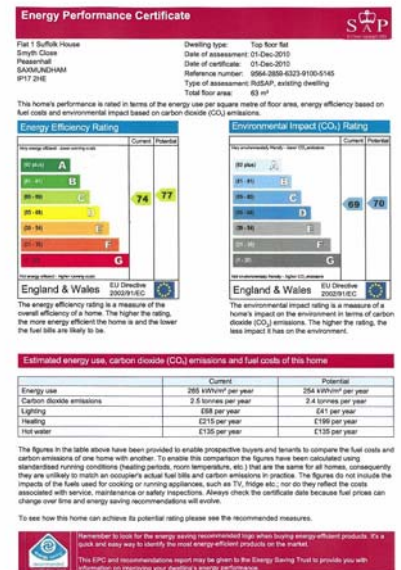
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Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Night storage heaters.

Council Tax Band A; £1,192.67 payable per annum 2020/2021

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789



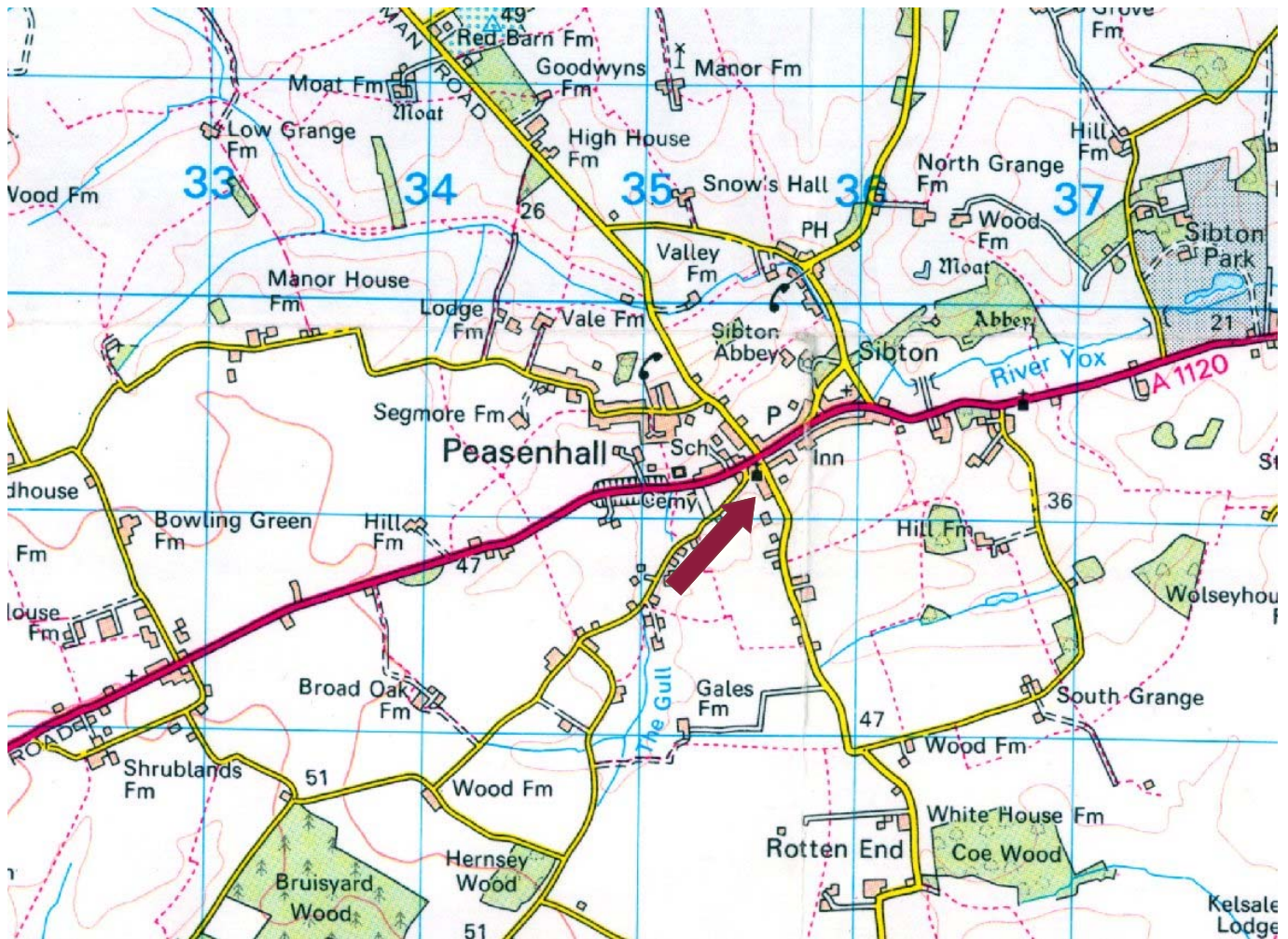
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- Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

July 2020

Directions

Approaching Peasenhall from the west, come into the village passing the former primary school on the left. Turn right opposite Emmetts' delicatessen into Church Street. Proceed up the hill and take the first right turn into Smyth Close. The apartment will be found on the left hand side at the far end of the building.



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