

Flick & Son

Coast and Country



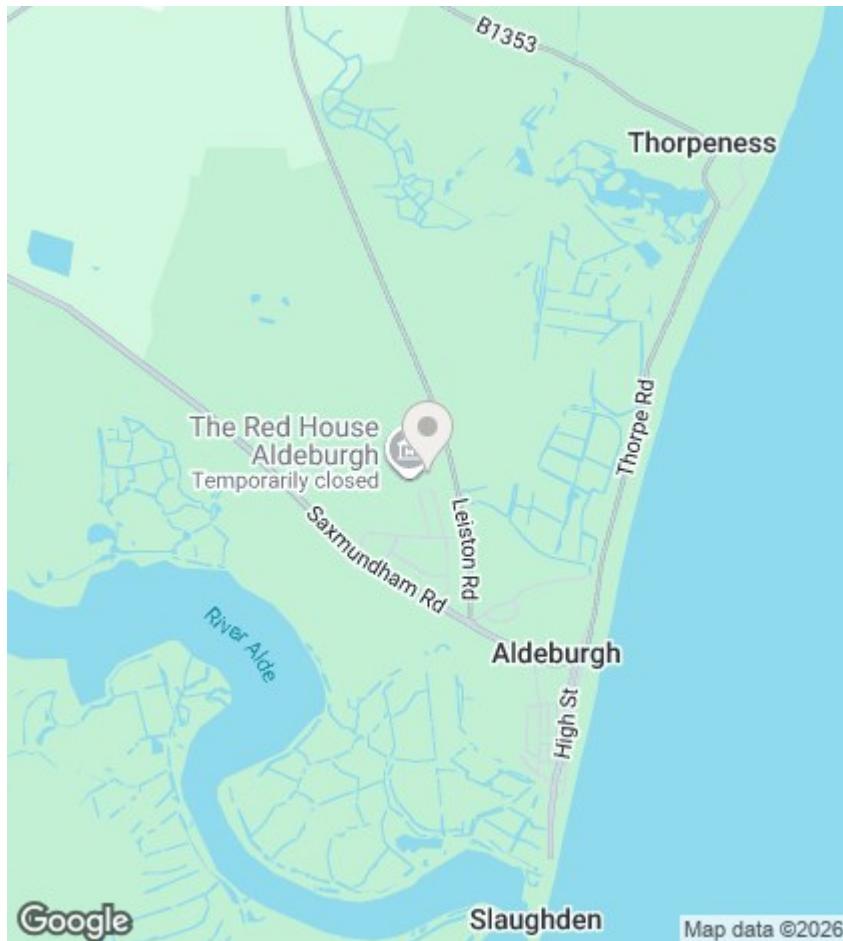
Aldeburgh, Suffolk

Rent: £2,650 PCM,

Council Tax: Band G

- Quiet location
- Three reception rooms
- Two ensuites
- Large garden
- Holding deposit: £611.53

- Close to town centre & beach
- Four/five bedrooms
- Double garage & parking
- EPC: D
- Pet considered



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DESCRIPTION

Immaculate completely renovated detached house with double garage, parking and large gardens. Accommodation comprises; Entrance hall, fitted kitchen with appliances, dining room, bedroom 5/study, ground floor shower room, spacious sitting room. First floor are four double bedrooms, 2 x en-suites and family bathroom. Large gardens, double detached garage and ample parking for four cars. EPC D.

ACCOMMODATION

Tucked away in one of Aldeburgh's most desirable settings, this charming and substantial home offers beautifully proportioned accommodation with a relaxed coastal atmosphere and a high degree of flexibility.

The ground floor unfolds into a series of inviting living spaces, ideal for both everyday life and entertaining. A generous sitting room provides a comfortable retreat, while the snug offers a cosy space for quieter moments. A separate study is perfectly placed for home working or creative pursuits. The dining room flows naturally into the kitchen area, creating a welcoming heart to the home. There is also the added benefit of a downstairs shower room and W/C.

Upstairs, the first floor is arranged to provide excellent bedroom accommodation. The fabulous master bedroom benefits from its own en suite facilities. There is an additional ensuite bedroom, along with two further bedrooms and a family bathroom.

Adding to the home's appeal, outside is a substantial garage and ample off street parking along with a stunning, large garden.

Altogether, the property offers approximately 3,168 sq ft (294.3 sq m) of accommodation including the garage, providing a wonderful balance of space, comfort and adaptability — an ideal coastal home.

AVAILABILITY

This property is available from the 6th February 2026 for an initial twelve month term.

Council Tax: Band G

Deposit required: £3,057.69

Pet considered. Sorry, no smokers.

LOCATION

Aldeburgh is 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.

VIEWINGS High Street, Saxmundham, Suffolk, IP17 1AB

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

01728 633773

lettings@flickandson.co.uk

www.flickandson.co.uk