



## Aldeburgh,

Guide Price £525,000

- No Onward Chain
- Splendid Open Plan Kitchen/Dining Room
- Gas Central Heating
- Three Generously Proportioned Bedrooms
- Cloakroom
- Double Glazing
- Excellent Decorative Order
- Parking
- EPC - D

# Brudenell Street, Aldeburgh

An exceptional and elegant property situated a few paces from the sea front toward the southern end of this iconic seaside town. 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.



Council Tax Band: D



## DESCRIPTION

A charming Victorian or early Edwardian end-terrace house, beautifully refurbished to an excellent standard in recent years. The property offers well proportioned rooms with large modern double glazed sash windows and high ceilings, flooding the accommodation with natural light. Retaining much of its period character while incorporating modern comforts, the sitting room features a cast iron open fireplace and the kitchen has been thoughtfully extended and remodelled, creating a stunning family kitchen and dining area. This space benefits from a wealth of natural light, thanks to a south-facing roof, part vaulted ceiling with roof lights and west-facing windows and casement doors. The kitchen is well-equipped with an excellent range of cabinets and wooden flooring, making it both a functional and inviting space. An alcove contains an elegant staircase rising to the first floor. On the first floor a galleried landing leads to three well proportioned bedrooms and a tasteful bathroom.

The cottage is located towards the southern end of Aldeburgh, within the Conservation Area, nestled between the beach and the High Street. It is within easy walking distance of the boutique shops, local stores, restaurants, pubs, and galleries that line Aldeburgh's High Street.

## ACCOMMODATION

### SITTING ROOM

The sitting room is a welcoming space with a half glazed entrance door, deep sash window, and an arched cast iron fireplace with a raised grate, granite hearth, and timber mantelpiece.

## KITCHEN/DINING AREA

The kitchen and dining area is a generous space, with a pair of casement doors leading out to the rear courtyard, along with extensive glazing and a west-facing window. The room features a seating bench with storage and an archway leading to the kitchen. The kitchen itself is fitted with a range of base and wall cabinets, granite worktops, and corner sink unit. A stainless-steel range cooker, five gas hobs, and two ovens with an extractor hood provide all the modern conveniences. An integrated dishwasher and washing machine further enhance the functionality of the space. Ceiling downlighters add to the modern, bright feel.

## FIRST FLOOR

The first floor comprises three well-sized bedrooms with period features such as a cast iron fireplace in Bedroom one, and a family bathroom with a panelled bath and Aqualisa shower.

## OUTSIDE

The cottage enjoys a narrow, paved strip of land at the rear, accessible from the dining room, which provides a perfect spot for a bench. The property also benefits from a parking space immediately outside on the lane.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D.

## 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](mailto:aldeburgh@flickandson.co.uk)

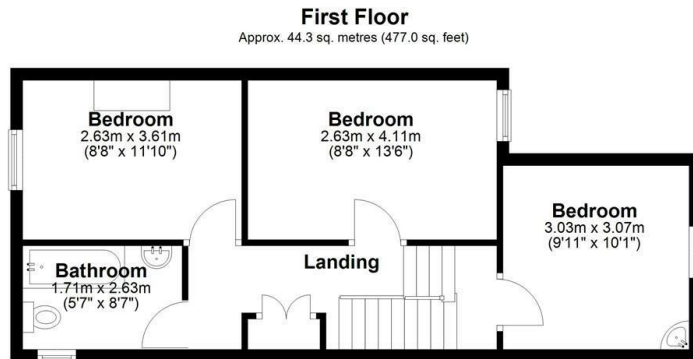
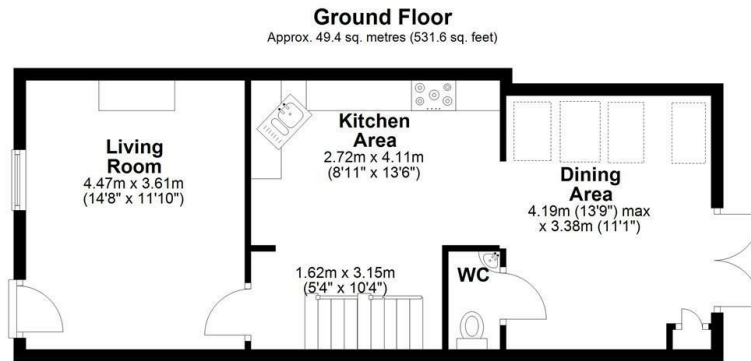
Tel: 01728 452469 Ref: 20804/RDB.

## FIXTURES & FITTINGS

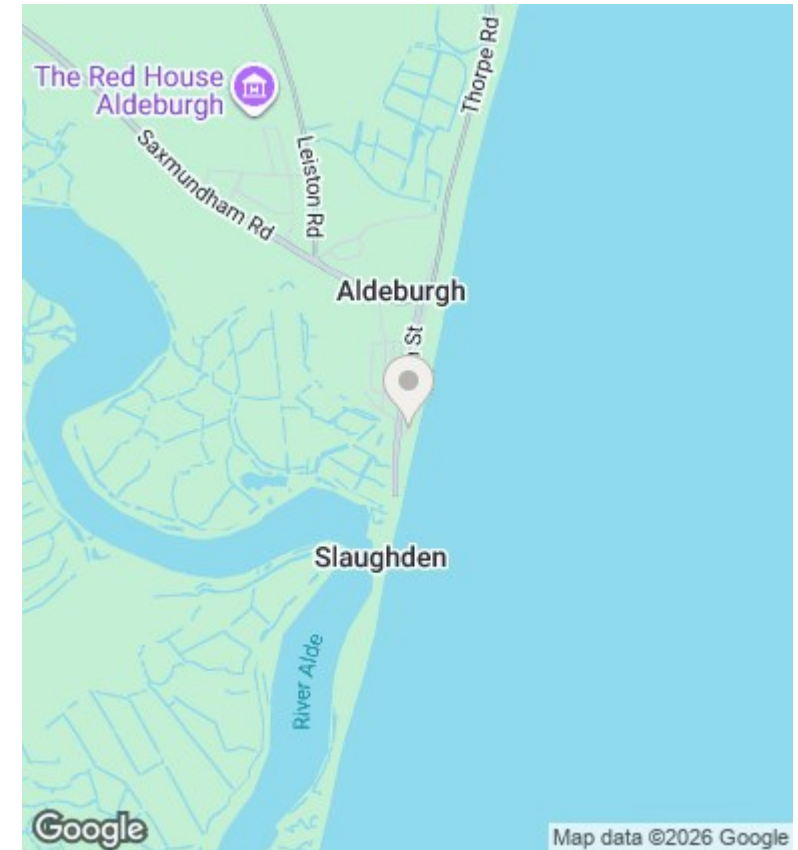
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Total area: approx. 93.7 sq. metres (1008.7 sq. feet)

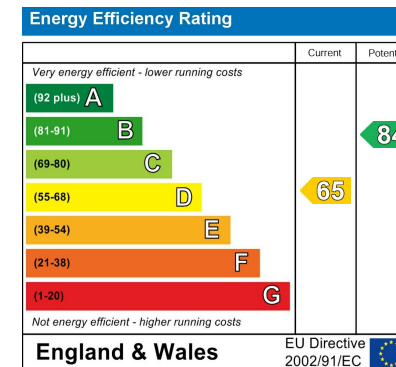


### Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)