Flick & Son
Coast and Country

Aldeburgh, Suffolk

Guide Price £575,000

- No Onward Chain
- Stones Throw From Beach
- Perfect Holiday Home / Let
- Three Double Bedrooms
- Immaculate Condition
- EPC - C
- Two Bathrooms
- Outside Storage Space

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

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Crag Path, Aldeburgh

This pretty period cottage is just a moment from the beach & has been the subject of extensive, professional refurbishment and now comes to market in immaculate order throughout.
Aldeburgh has been named the Sunday Times Number 1 Best seaside location in 2026. It 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.

3 2 2 C

Council Tax Band: E

Tenure
Freehold

Property Description
Set across two floors, the cottage offers a welcoming reception rooms and a well-appointed kitchen diner on the ground level, with three bedrooms, and two modern bathrooms upstairs. Outside, a brick-built store provides excellent space for bikes, boards, or beach gear.

Perfectly positioned just moments from the sea and only a short stroll from the town's shops, cafés, and restaurants, this charming property is an ideal lock-up-and-leave coastal retreat. Homes of this type seldom come to the market, and early viewing is strongly advised.

Open Plan Kitchen Diner
A wall has been expertly removed to create a bright, light & airy open plan kitchen diner.

Newly refitted with shaker-style units and work surfaces, built-in oven and hob, recessed shelving, under-stairs storage cupboard, glazed door to the courtyard

Living Room
A characterful dual-aspect room featuring an open fire with painted period surround and Welsh slate hearth, sash window with bespoke shutter, radiator, and an impressive original ornate mirror.

First Floor Landing
Doors to bedrooms & bathrooms. Airing cupboard

Bedroom One
Sash window with bespoke shutters; radiator.

Bedroom Two
Sash window with bespoke shutters; radiator; built-in wardrobe.

Bedroom Three
Sash window; radiator.

Bathroom
Newly refitted with tongue-and-groove panelling, bath with shower and screen, low-level WC, vanity unit with inset basin, Amtico flooring, heated ladder-style towel rail, part-tiled walls, window.

Shower room
A beautifully added shower room with modern units throughout

Outside
A shared courtyard lies to the rear of the cottage, providing access to a brick-built external store.

Services
Mains Gas, Electricity, Water & Sewage

Fixtures & 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.

Outgoings

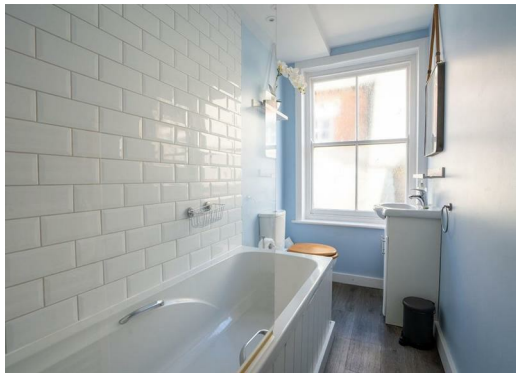
Council Tax Band Currently E

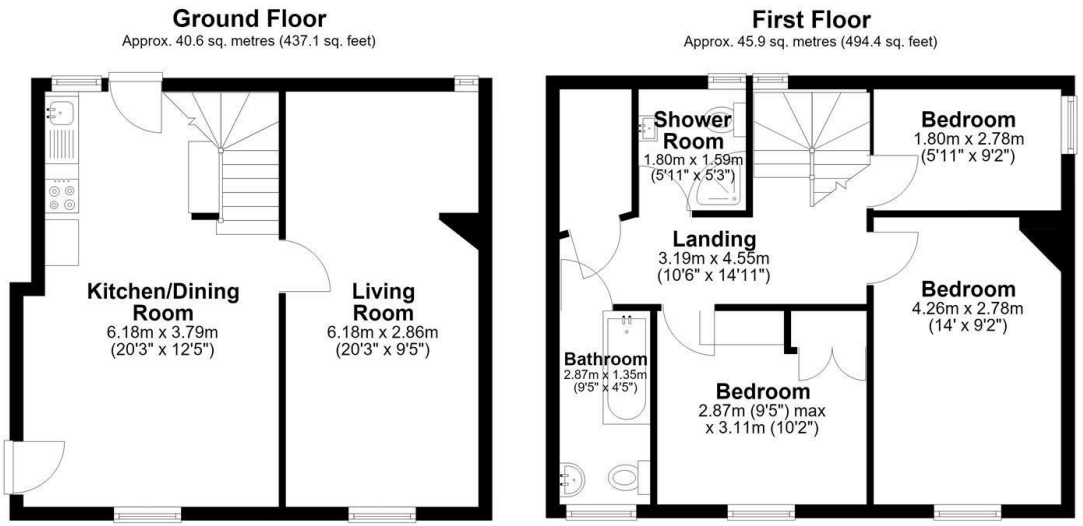
Viewing

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

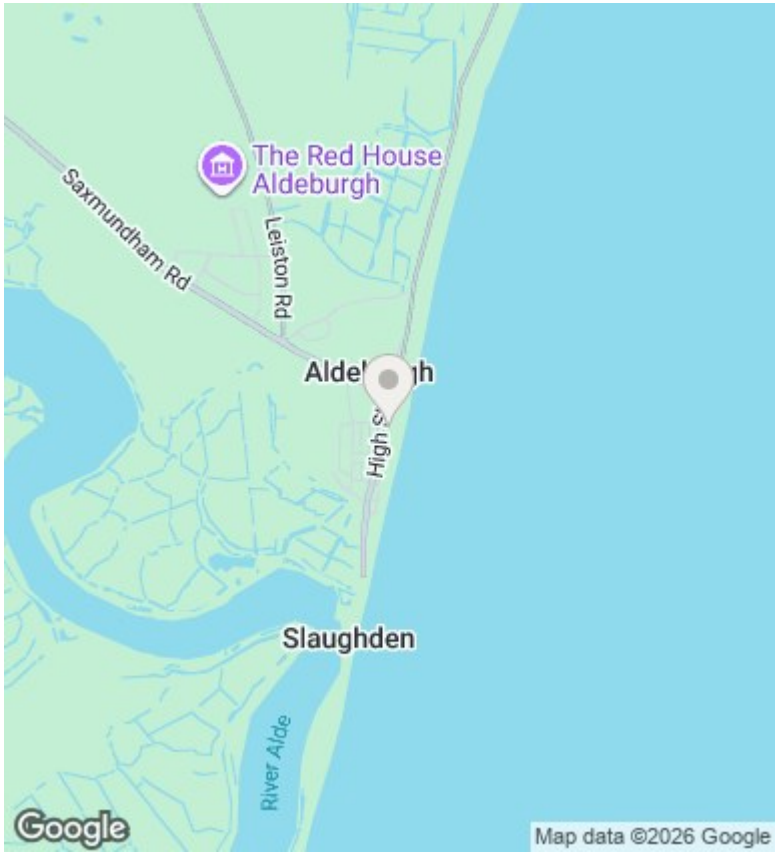
AML Checks

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant





Total area: approx. 86.5 sq. metres (931.5 sq. feet)

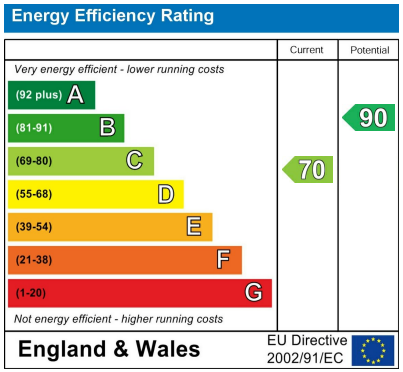


Conveyancing, Surveys & Financial Services

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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