Flick & Son
Coast and Country

Aldeburgh, Suffolk

Offers In The Region Of £350,000

- No Onward Chain
- Walking Distance to High Street and Seafront
- Double Glazing
- Two Bedrooms
- Upstairs Bathroom
- EPC - D
- Off Street Parking
- Courtyard Gaden

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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Alde Lane, Aldeburgh

A charming end of terrace Victorian cottage with off road parking to the front, rarely found in its position overlooking the church and a short stroll from the High Street. 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 a 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.

2 1 1 D

Council Tax Band: C

DESCRIPTION

Ideally situated just a short stroll from the historic town steps, high street, and the picturesque seafront, this delightful two-bedroom cottage offers the perfect blend of coastal charm and modern convenience. On the ground floor, you'll find a fitted kitchen and reception room. Upstairs, the first floor features a spacious principal bedroom with fitted wardrobes, bathroom and bedroom two. Outside, the front of the property offers a shingle parking space whilst the back, a charming courtyard garden. The garden is ideal for outdoor dining as it is patioed. This cottage combines a prime location and cottage feel with all the necessary for a modern home.

This charming property offers a rare opportunity to secure a cottage in one of the region's most sought-after seaside locations. Early viewing is highly recommended.

ACCOMMODATION

LIVING ROOM

Accessed via a double-glazed front door from the shingle driveway, this welcoming space features a large east-facing window allowing for abundant natural light. A charming brick fireplace with an electric fire forms the central focal point, complemented by a built-in bookshelf. Additional features include a boxed-in electrical unit and a triple radiator. A door leads to a small hallway with stairs to the first floor and access to the kitchen.

KITCHEN

Well-appointed with base-level units and a sink beneath a double-glazed window overlooking the rear courtyard. A radiator and ample storage options, including a built-in cupboard and shelving, offer practicality. Appliances include an Indesit fan oven, hobs, and an integrated washing machine. The gas combination boiler is neatly housed at eye level. A glazed door opens directly onto the rear garden.

FIRST FLOOR

PRINCIPAL BEDROOM

A spacious double bedroom featuring a built-in wardrobe, radiator, and a double-glazed window with views to the front elevation.

BEDROOM TWO

A cosy second bedroom with a sliding door wardrobe housing a radiator and a double-glazed rear-facing window.

BATHROOM

Equipped with a bath and overhead shower, wash basin, and WC, this family bathroom includes a frosted rear window and heated towel rail for added comfort.

OUTSIDE

To the front, the property offers a private shingle driveway for off-street parking. At the rear, a beautifully patioed courtyard garden bordered by a red brick wall provides a serene and low-maintenance outdoor space—ideal for al fresco dining or relaxing in the fresh sea air. The property enjoys right of way access across the neighbouring garden, with no reciprocal access over this home.

AGENTS NOTE

Fixtures & Fittings available subject to negotiation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

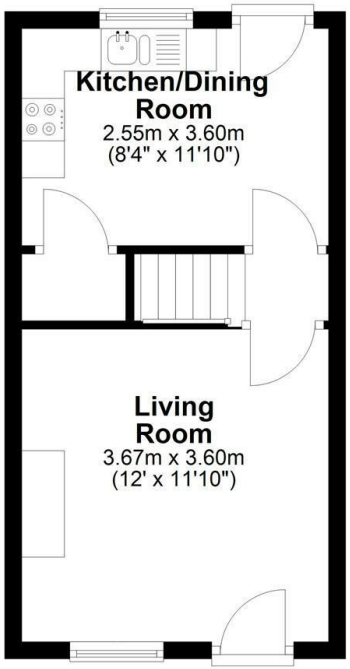
SERVICES
Mains gas, electricity, water, and drainage

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: 20858/MY.

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.

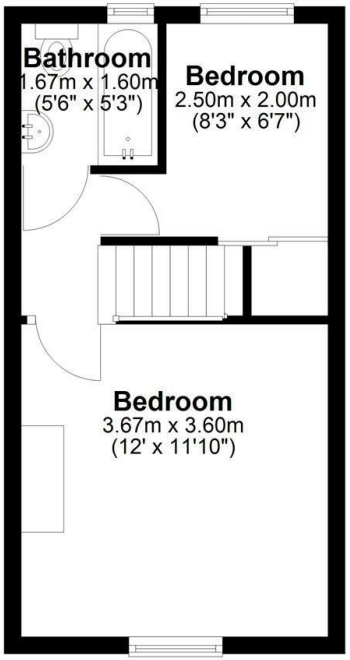
Ground Floor

Approx. 25.9 sq. metres (279.0 sq. feet)

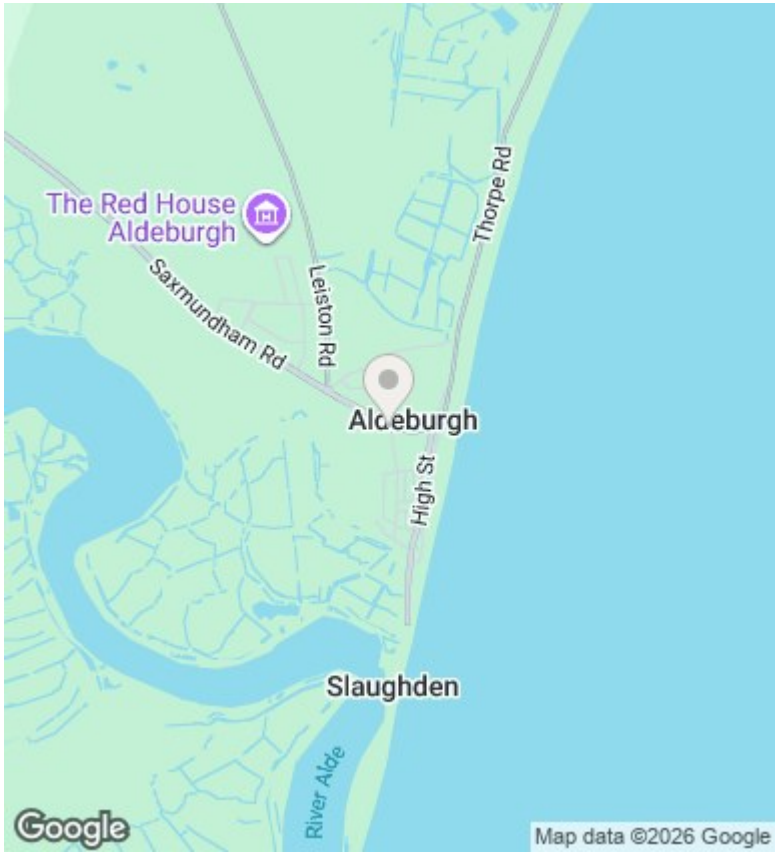


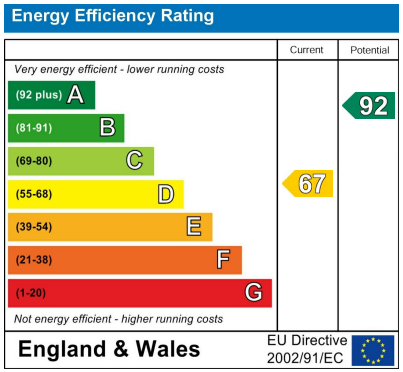
First Floor

Approx. 25.9 sq. metres (279.0 sq. feet)



Total area: approx. 51.8 sq. metres (558.0 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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