



## Aldeburgh, Suffolk

Guide Price £325,000

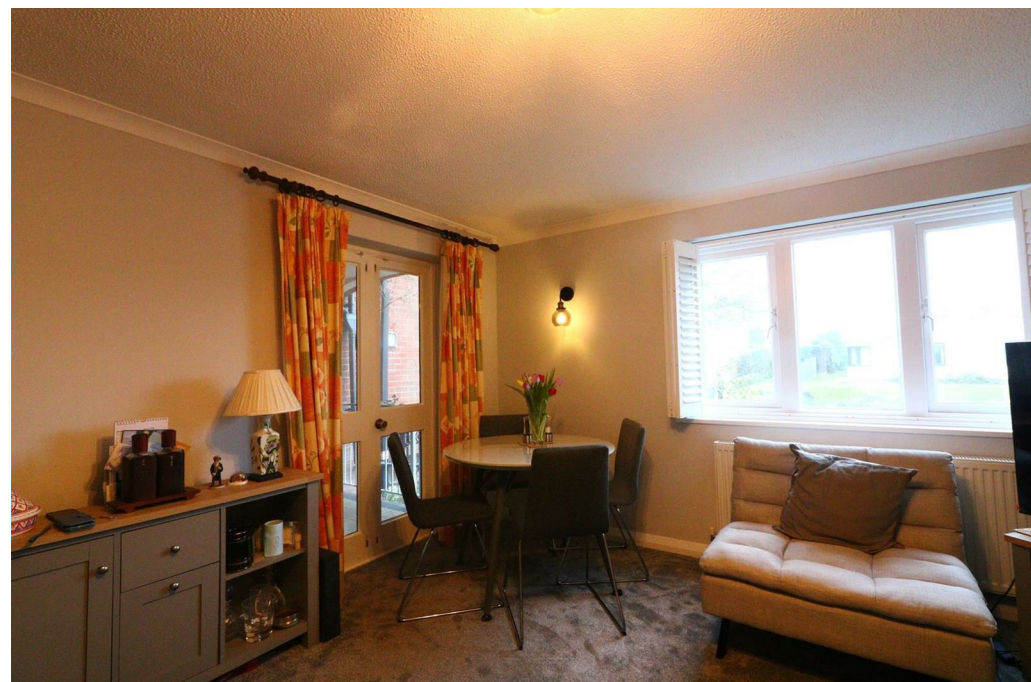
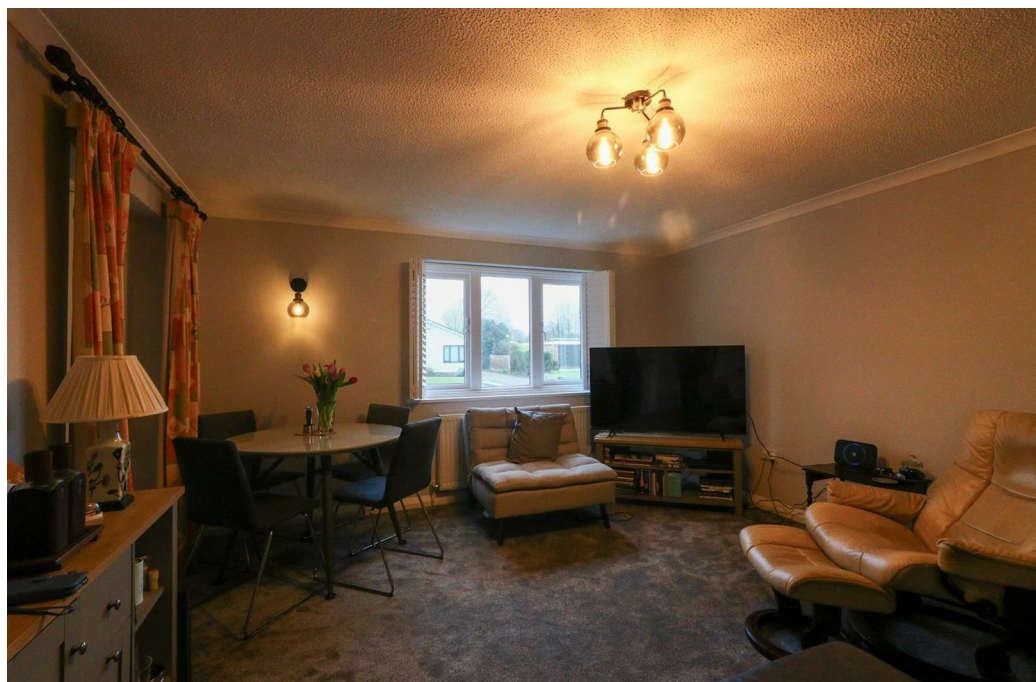
- No onward chain
- Gas central heating
- Two double bedrooms
- EPC - C
- GROUND FLOOR APARTMENT
- Close to beach
- Recently Renovated
- Garage
- Balcony
- Double Glazing

# St. Peters Road, Aldeburgh

A two bedroom GROUND FLOOR apartment with private access and balcony. 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 well-proportioned & recently renovated two bedroom ground floor apartment with private access and balcony. Situated a few paces from the beach and a few minutes walk to the High Street this well presented apartment with double glazing and gas central heating features; private entrance, lobby with storage cupboards. Hallway leading to two double bedrooms overlooking communal gardens, bathroom, well proportioned living room with balcony and fitted kitchen. The property benefits from a single garage with electric supply.

## ENTRANCE LOBBY

Storage cupboards to either side. Tiled floor. Glazed door to:

## HALLWAY

Two double doored storage cupboards. Doors leading to bedrooms, bathroom & living Roomr

## MASTER BEDROOM

Window overlooking communal gardens. Fitted wardrobe & newly added window shutters.

## BEDROOM Two

Double glazed window looking to communal gardens with newly added window shutters.

## BATHROOM

White suite comprising panel bath with shower over, hand basin and W.C, wall tiling and opaque window.

## LIVING ROOM

A large reception space with window to the south elevation. Glazed French doors open to BALCONY.

## KITCHEN

Range of fitted base and wall cupboards. Worksurfaces with single drainer sink unit and mixer tap. Filtered water tap. Gas cooker point. Window to balcony. Open plan feel with living room.

## GARAGE

En-block garage with electric supply. Electric door.

## TENURE

Leasehold. The lease is for a term of 999 years (less 10 days) from 1st January 1980.

## OUTGOINGS

Council Band Tax currently D. Details can be obtained from the East Suffolk Council.

## VIEWING

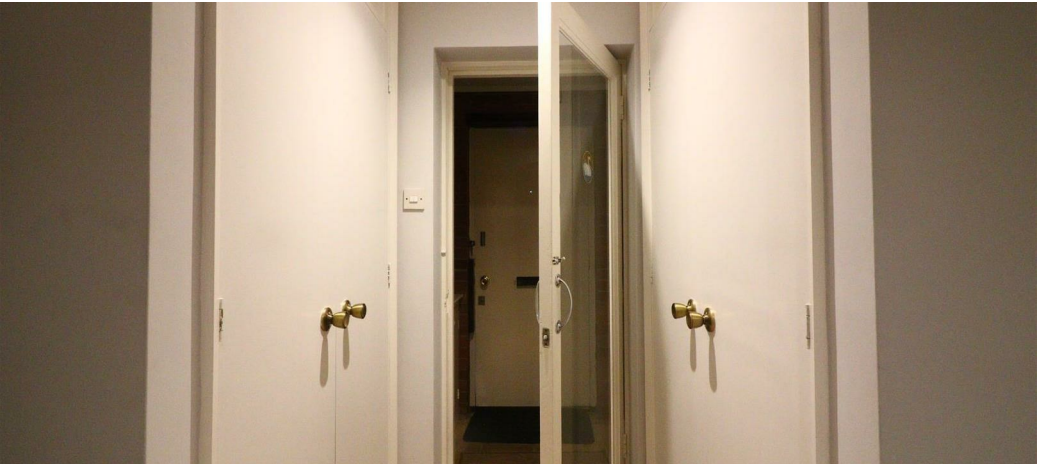
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469

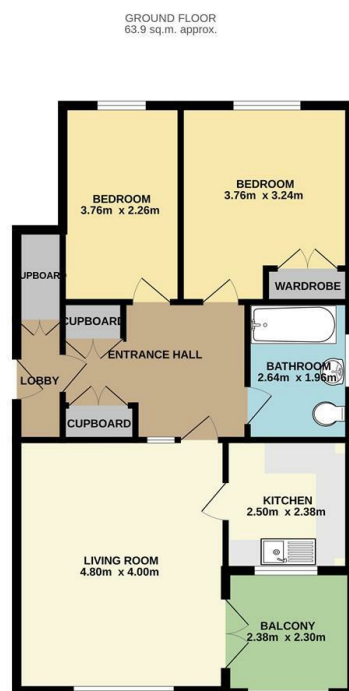
## FIXTURES & FITTINGS

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.







TOTAL FLOOR AREA : 63.9 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency can be given.  
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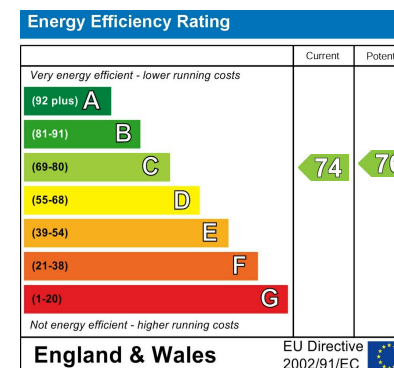


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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)