



Aldeburgh, Suffolk

Guide Price £525,000

- No Onward Chain
- Currently a Successful Holiday Let
- Highly Desirable Location
- Three Double Bedrooms
- Downstairs Showerroom / Upstairs Toilet
- EPC - C
- Gas Central Heating
- Log Burner

High Street, Aldeburgh

Viewing is essential to appreciate this immaculate three bedroom cottage situated just a stone's throw from the beach, being offered with no onward chain. 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.



Council Tax Band:



Tenure

Freehold

Living Room

Centred around an attractive log burner, this inviting living room offers a warm and welcoming atmosphere. A window overlooking the front elevation fills the space with natural light, making it the perfect place to relax.

Dining Room

A generously proportioned second reception room, ideal for entertaining and family dining. Features a door leading to the staircase along with a useful built-in storage cupboard.

Kitchen

Fitted with a range of stylish modern wall and base units, the kitchen is both practical and well-presented. A sink sits beneath the window, while integrated Neff oven, hob and extractor fan complete the space.

Ground Floor Shower Room

A useful lobby with built-in storage cupboards leads into a contemporary shower room, comprising a large Aquilisa walk-in shower, WC, wash hand basin and heated towel rail. Two frosted windows provide plenty of natural light while maintaining privacy.

First Floor Landing

The split-level landing provides access to all first-floor accommodation and benefits from a loft hatch above.

Bedroom One

A spacious double bedroom featuring fitted wardrobes and a window overlooking the front elevation.

Bedroom Two

Currently arranged as a twin room, this is another generously sized bedroom with a window overlooking the rear aspect.

Bedroom Three

A further well-proportioned double bedroom enjoying dual-aspect windows, creating a bright and airy feel.

First Floor WC

Outside

The property enjoys an attractive frontage with a low-maintenance shingled seating area, perfect for enjoying the surroundings. To the rear is a private outdoor space with a gate leading to a communal grassed area and Hertford Place, placing the beach just a stone's throw away.

Outgoings

Council tax band D but currently on business rates

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.

Services

Mains Gas, Water, Electricity & Sewage

Viewing

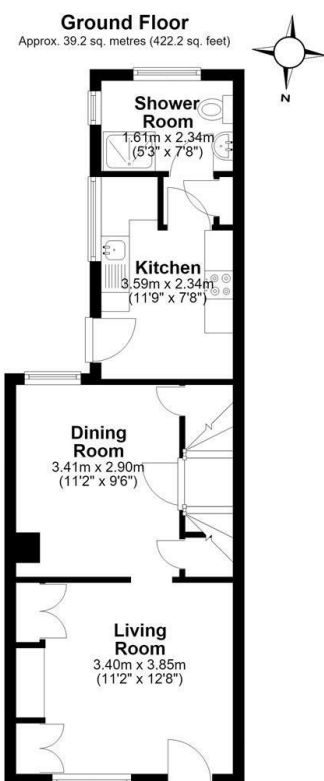
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: aldeburgh@flickandson.co.uk

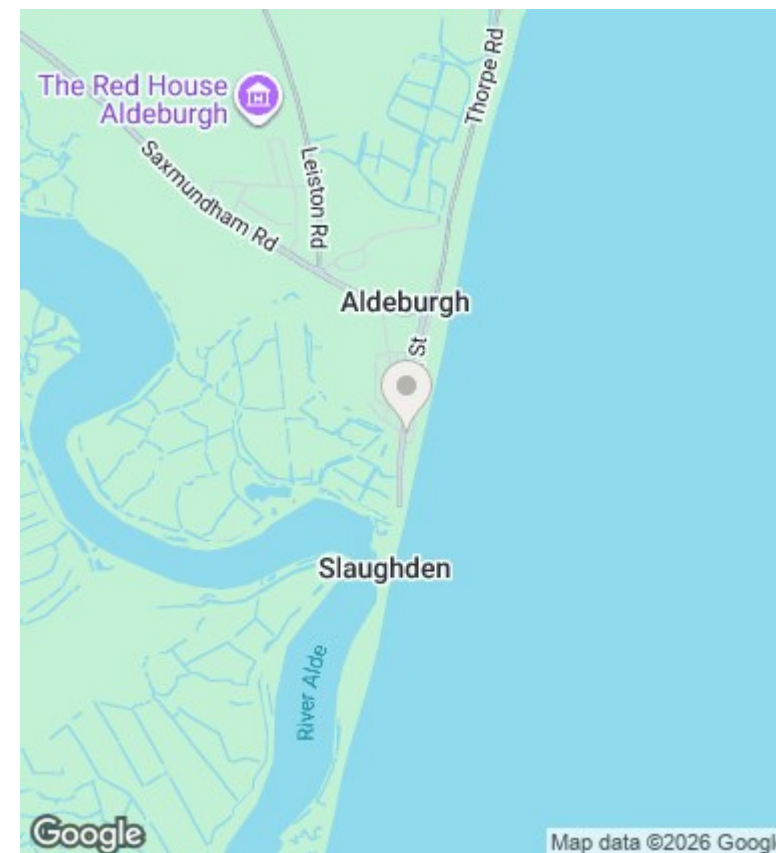
Tel: 01728 452469







Total area: approx. 78.4 sq. metres (844.4 sq. feet)

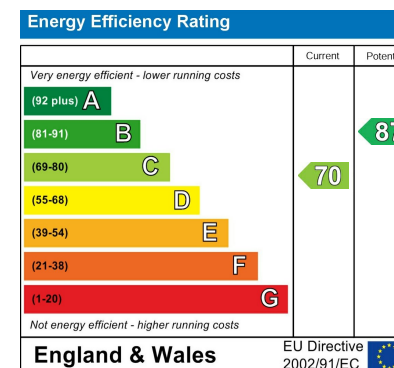


Conveyancing, Surveys & Financial Services

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