

*A purpose built two bedroom, semi-detached bungalow, located in the popular residential area in Saxmundham, set amongst similar style properties, just a short distance from the amenities of the town.*



#### Guide Price

£150,000

Leasehold

Ref: P7844/B

#### Address

55 Henley Close  
Saxmundham  
Suffolk  
IP17 1EY



Entrance, kitchen/breakfast room and sitting room.  
Two double bedrooms and a bathroom.  
Enclosed gardens to rear.  
Open-plan and maintained gardens to front and side.  
Driveway providing off Road Parking.  
Single garage en-bloc.  
Purpose built bungalow for those over 55 years old.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## **Location**

The property is situated on Henley Close which is conveniently situated for easy access to all the amenities within the town centre. Saxmundham is a bustling old market town with medical centre, dentist, library, Tesco and Waitrose supermarkets, a good selection of independent shops, bakery, hairdressers, cafes, museum, galleries and The Bell Hotel. The town has a primary school, plus many organisations, clubs and sports facilities. The railway station has connecting services between Lowestoft and Ipswich, and onward to London Liverpool Street. Saxmundham is three miles from Snape and the Maltings Concert Hall and within easy reach of Aldeburgh, Thorpeness, Minsmere and Southwold, together with Framlingham and Woodbridge.

## **Description**

55 Henley Close forms part of a thoughtfully designed development of purpose-built, semi-detached bungalows, exclusively for residents aged 55 and over. The development benefits from the support of an on-site Development Manager, available Monday to Friday from 8:00am to 4:00pm, providing added peace of mind and ensuring the smooth day-to-day running of the community. In addition, all rooms are equipped with a 24-hour Appello pull-cord emergency response system, offering residents immediate assistance whenever needed. Residents also enjoy access to a well-maintained communal area, comprising a comfortable sitting room, dining space, and a kitchenette. This welcoming shared space serves as the hub of the community, hosting a variety of regular social events and activities. These include craft afternoons, coffee mornings, exercise classes, and a range of other gatherings designed to suit a variety of interests, offering excellent opportunities for residents to socialise and stay active.

The property offers well-proportioned and thoughtfully arranged accommodation. To the front, an entrance lobby leads into the principal sitting room, a bright and spacious area featuring double sliding doors opening onto the rear courtyard and garden. The room also benefits from a wall-mounted air conditioning unit, an electric fireplace, and thermal blinds fitted to both the windows and doors. An opening leads through to the kitchen. The kitchen is exceptionally well appointed, fitted with a comprehensive range of wall and base units and offering space for a variety of appliances. The fridge freezer, washing machine, and twin dishwasher are included in the sale. There is a two-ring electric hob with extractor hood above, a one-and-a-half bowl sink unit with mixer tap and an instant boiling water tap with splashbacks to granite work surfaces, and a water softener.

From the sitting room, a door leads through to the inner hall, which has a built-in airing cupboard housing a pre-lagged water cylinder with slatted shelving, as well as a generous walk-in storage cupboard. Bedroom one is a well-proportioned double room, benefitting from French-style doors opening onto the courtyard, a wall-mounted air-conditioning unit, and built-in double wardrobes with mirror fronted sliding doors, complete with hanging rail and shelving. The bedroom enjoys direct access to the bathroom, fitted with a Sitz bath incorporating spa facilities, a mixer tap with shower attachment, and a close-coupled WC with integrated bidet function. There is also a wall-mounted vanity basin with mixer tap and storage drawer beneath, complemented by a mirror and shaver point above. Additional features include a chrome heated towel radiator, built-in storage cupboard, and a wall-mounted Dimplex heater, along with access to the loft. The inner hall also provides access to the bathroom and Bedroom Two, a further comfortable double room which similarly benefits from built-in double wardrobes with mirrored sliding doors, offering ample hanging and storage space.

The property benefits from double glazing throughout and is primarily heated via night storage heaters. In addition, two air-conditioning units provide both heating and cooling, powered by an external air source heat pump, offering enhanced comfort all year round.

The property is approached from the highway via a driveway providing off-road parking for two vehicles in front of a single garage en-bloc fitted with an electric up-and-over door. Gated side access leads through to the rear garden, which is predominantly laid to paving. Steps rise to a raised garden area featuring a lawn, well-stocked raised beds, and a pond. A particular highlight of the garden is its established and

thoughtfully planted borders, which include a striking 200-year-old olive tree among a variety of mature planting. Further benefits include a timber shed and an outside tap.

### Terms

The property is being sold as leasehold and benefits from the remainder of a 99 year lease, which commenced on 01st October 1988. There is a ground rent charge of £51.14 payable twice yearly to Estates and Management Ltd and a service charge of £3,609.16 per annum (£300.76 per month).

For details on Fairfield Estates Management Ltd, contact the estate agent, who can arrange a meeting with the developments manager for interested parties.

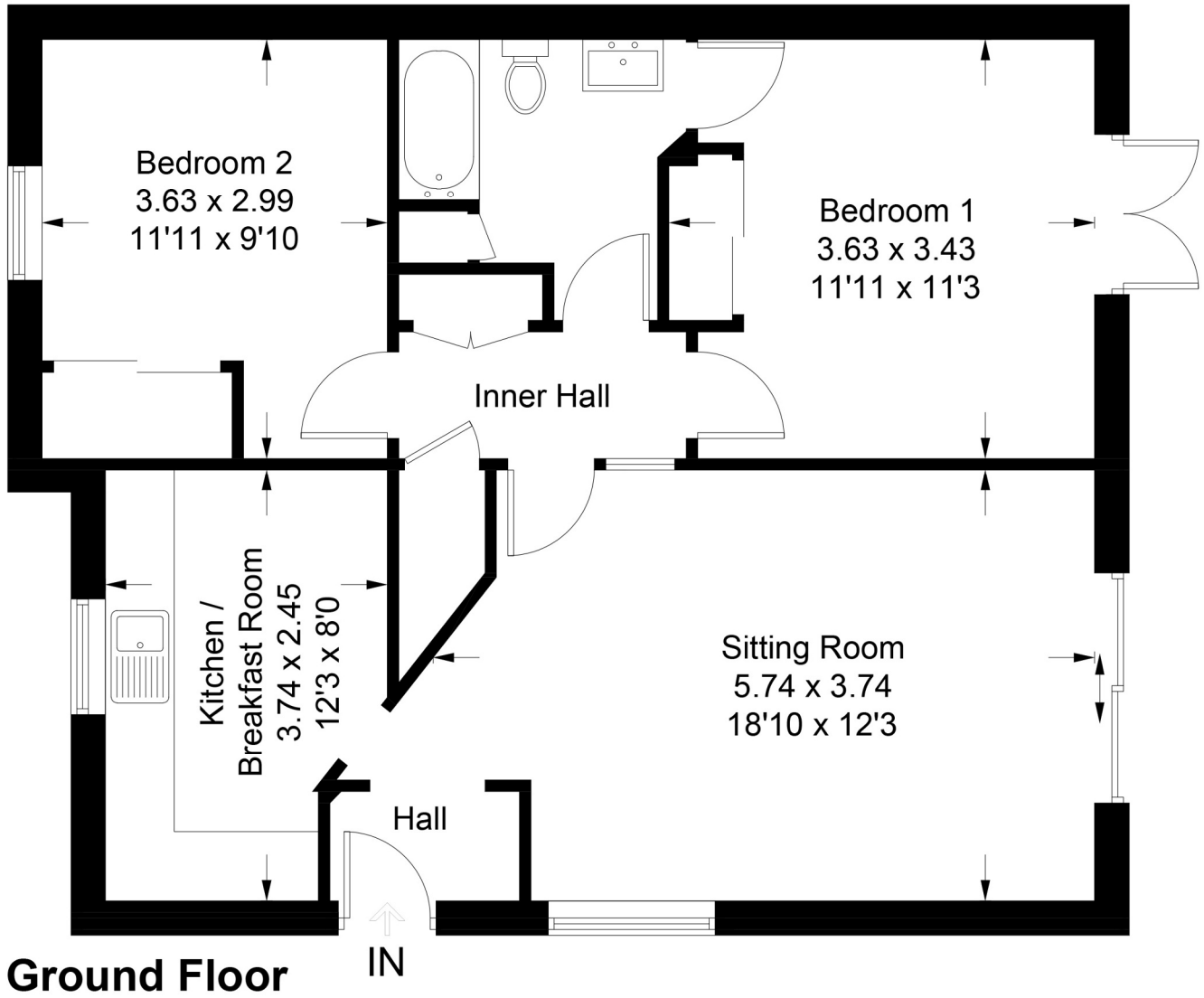






# 55 Henley Close, Saxmundham

Approximate Gross Internal Area = 65.9 sq m / 709.5 sq ft



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, and electricity.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (Copy available from the agents upon request).

*Council Tax* Band C; £2,147.23 payable per annum 2026/2027

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

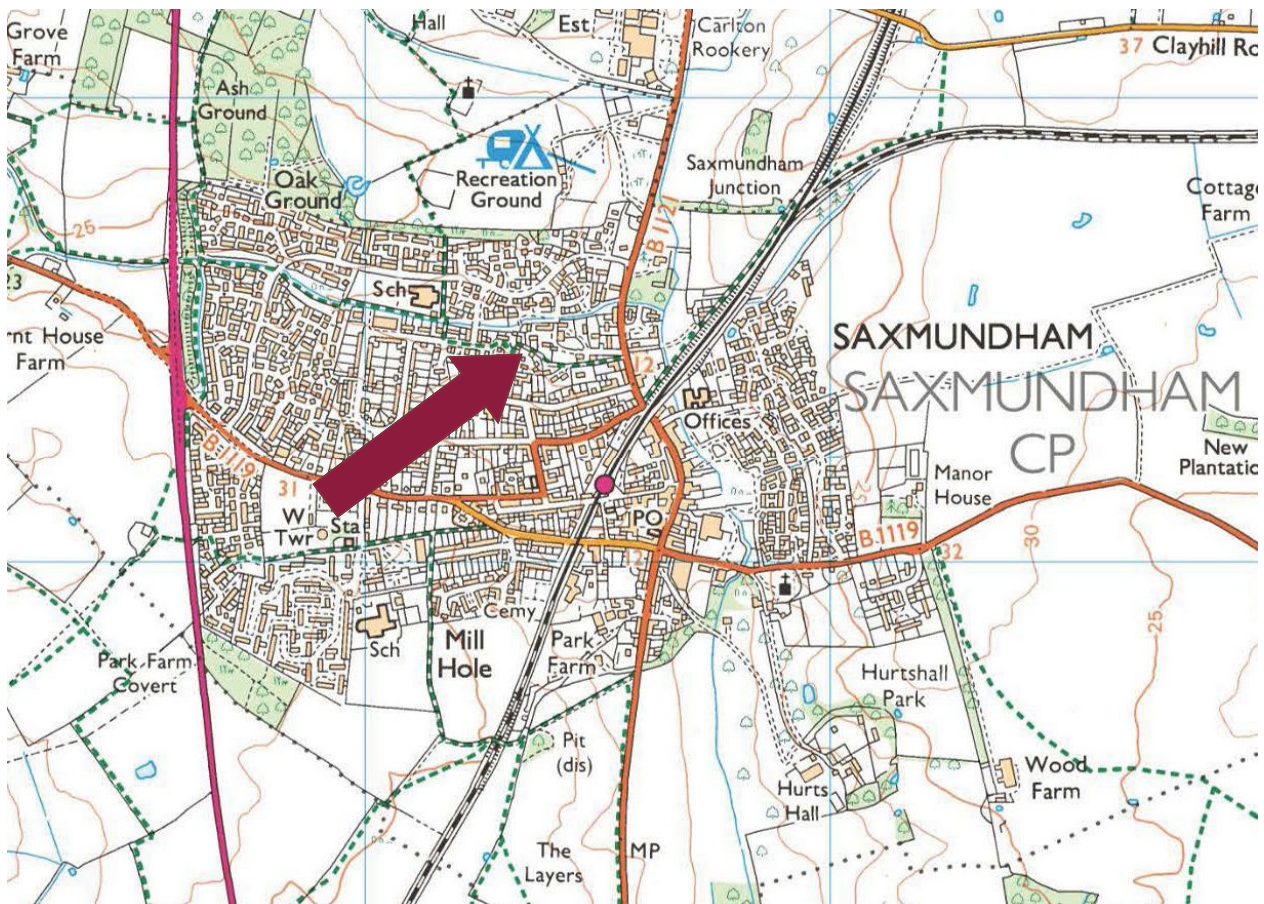
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*March 2026*

## Directions

From the Agent's office heading out of Framlingham in the direction of Saxmundham continue through the villages of Sweffling and Rendham, approaching the A12 junction turn right and then immediately left to Rendham Road in Saxmundham. Continue down Rendham Road and take the first left into Brook Farm Road, continue along Brook Farm road past the primary school on the right, taking the next right turn into Felsham Rise and at the T-junction turn left into Henley Close where the property can be found a short distance down on the right hand side.

For those using the What3Words app: [///condensed.wicked.price](https://www.what3words.com/condensed/wicked/price)



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