



Flat 2, 29 Market Hill, Framlingham, Suffolk IP13 9AN

A spacious two bedroom apartment extending to over 1,000 sq ft in all, occupying a central position within the historic market town of Framlingham.

Guide Price £215,000 Leasehold

P7970B



Summary

Communal entrance hall, 18' sitting room, kitchen/dining room, utility/cloakroom.

Master bedroom with en-suite bathroom.

Guest double bedroom.

Allocated parking area for two vehicles.

Location

The property occupies a central position on the Market Hill, in the centre of the historic market town of Framlingham which is perhaps best known for its magnificent castle. This thriving town boasts a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded, and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its prep school at Brandeston Hall some 5 miles away. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities, such as golf, in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies, with popular destinations such as Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.



Description

Occupying a central position just off the Market Hill, this Grade II Listed two-bedroom apartment extends to over 1,000 square feet and is arranged over two floors, only to be occupied as a single private dwelling. Access is via a communal entrance hall that is shared with the neighbouring apartment, with a wide staircase leading up to the front door. The accommodation is well laid out over the second and third floor with a communal hall on the ground floor. The 18' sitting room has a large sash window providing roof top views over the rear. There are steps down to the kitchen/dining room, from where the utility/cloakroom can also be accessed. The inner hall gives access to the principal bedroom with en-suite bathroom/guest bedroom. Stairs also lead from the inner hall to the attic double bedroom. This is a delightful double room with partly vaulted ceiling and exposed rafters.

Outside

The flat occupies a prime location just off the Market Hill, to the rear of Number 29, and with views to the south and east over the roofscape. There is a designated parking area within the communal car park at the rear, which is sufficiently large enough to accommodate two vehicles. The carparking area is accessed off Fore Street.

The property is being sold with the remainder of 999 year lease which commenced in 2011.

There are contributions towards maintenance and works as follows: The building 22.5% and the carpark 16.875% of the whole.

In 2010/2011 the apartment was partially refurbished during a renovation programme that encompassed the whole building. The freeholder undertook a programme of external renovation works, including redecorating the front of the building. Redecoration works to the rear of the property have been carried out during the current vendor's ownership.









Directions

From the agent's office in Well Close Square, proceed along Bridge Street and onto Market Hill, where the property will be found at the top of the Market Hill to the left of The Crown public house. Access is via the wrought iron gate on the right hand side of the building.

For those using the What3Words app: [///paves.clasping.snored](#)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage.

Service Charge The current annual service charge for the property is £485 for 2026

Building insurance £351.03 for 2026

Long Leasehold Interest 999 years from 2011

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 = Exempt

Council Tax Band A: £1,619.69 payable per annum 2026/2027

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

Flat 2, 29 Market Hill, Framlingham
Approx. Gross Internal Floor Area - 1089 Sq ft / 101 Sq M



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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.
4. Photographs from previous listing.

August 2026



Clarke & Simpson

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