Flick & Son
Coast and Country







Aldeburgh,

Guide Price £325,000

- No Onward Chain
- Walking Distance to Beach & Shops
- Gas Central Heating
- Ground Floor Two Bedroom Apartment
- High Ceilings Throughout
- EPC - D
- Parking Space & Visitor Parking
- Own Entrance Doors & Garden

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
www.flickandson.co.uk

Victoria Road, Aldeburgh

Immaculate Two Bedroom GROUND FLOOR apartment with off road parking. 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.

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Council Tax Band: C





Tenure
Share of freehold

Entrance Hall
A welcoming entrance hall provides access to all principal rooms, including the living room, kitchen/dining room, bathroom, and both bedrooms.

Living Room
A truly impressive reception room, showcasing high ceilings and a striking central fireplace that creates a wonderful focal point. Filled with natural light from two windows overlooking the rear garden, the room also benefits from direct access to the garden, seamlessly connecting indoor and outdoor living.

Kitchen/Dining Room
Fitted with a range of modern wall and base units, this well-appointed kitchen offers ample storage and workspace while retaining plenty of room for a dining table. A window to the front aspect provides natural light and an attractive outlook.

Bedroom One
An exceptional principal bedroom featuring impressive vaulted ceilings that enhance the sense of space and character. This generous double bedroom enjoys a front-facing window and benefits from a large built-in storage cupboard.

Bedroom Two
A spacious and versatile second bedroom with high ceilings and a window overlooking the front aspect, making it ideal as a guest room, home office, or additional double bedroom.

Bathroom
Beautifully presented and fitted with a modern suite comprising a panelled bath with shower over, wash hand basin, and WC. Additional features include a heated towel rail and a frosted window providing natural light and privacy.

Outside
The property benefits from a private rear garden and an allocated parking space, with additional visitor parking available nearby. Designed for ease of maintenance, the garden features a combination of patio and shingle areas, creating an attractive outdoor space perfect for relaxing or entertaining.

A private entrance is accessed via a uPVC front door located to the side of the building.

Outgoings
Council Tax Band Currently C

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

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.









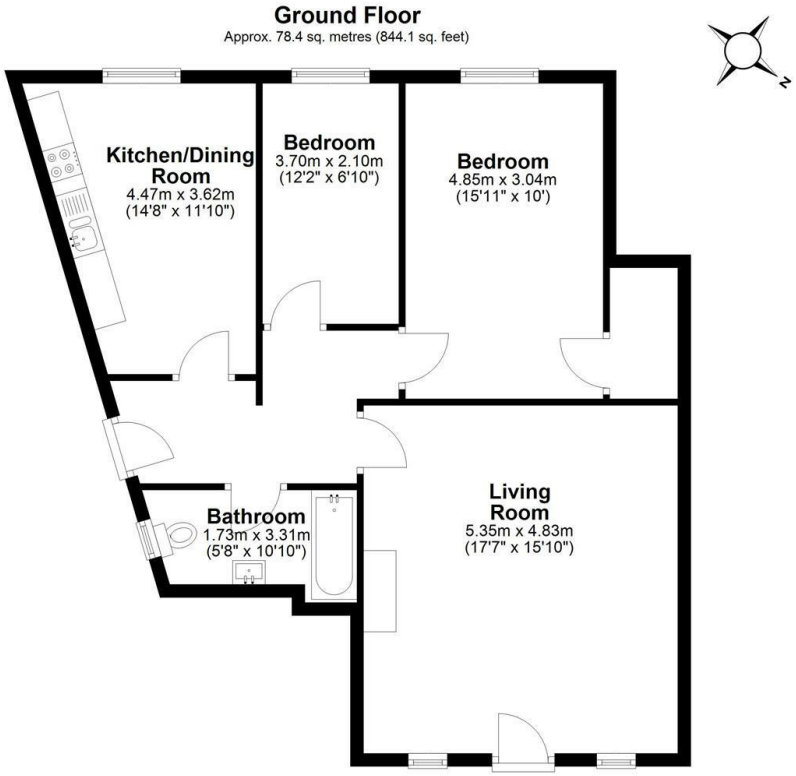




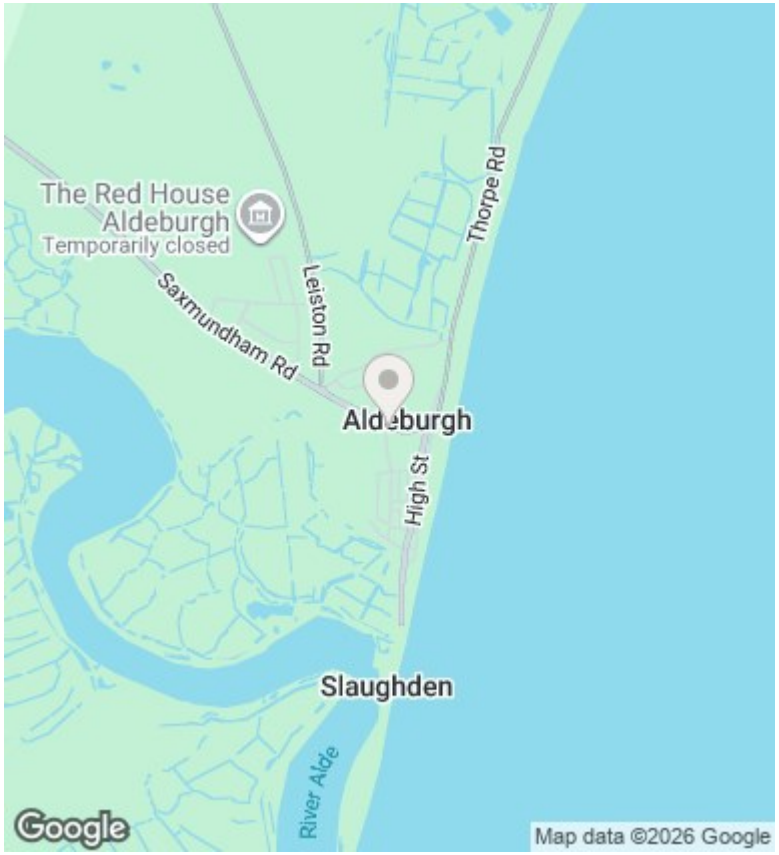








Total area: approx. 78.4 sq. metres (844.1 sq. feet)

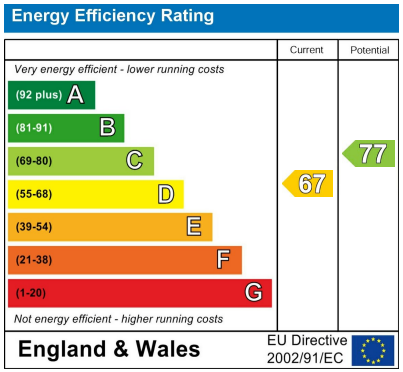


Conveyancing, Surveys & Financial Services

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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