



MARKET CROSS PLACE, ALDEBURGH

Bedfords

ESTABLISHED 1966

Market Cross Place
Aldeburgh
Suffolk
IP15 5BJ

**A SUPERB THREE-STOREY TOWN HOUSE WITH STUNNING VIEWS
OF THE BEACH AND SEA**

ENTRANCE HALL | MORNING ROOM | GARDEN ROOM |
UTILITY/SHOWER ROOM | KITCHEN/DINING ROOM |
DRAWING ROOM | WEST SITTING ROOM/BEDROOM 5 |
SHOWER ROOM | STUDY | 4 BEDROOMS | EN-SUITE |
BATHROOM | COURTYARD GARDEN | ROOF TERRACE |
DOUBLE GARAGE

ALDEBURGH is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing, golf, fishing and walking. The town also provides a good selection of shops, restaurants and pubs. Snape Maltings, the home of the Aldeburgh Music Festival, is about 4 miles away. Dunwich Heath and Minsmere Bird Reserve are also close by. Saxmundham, which is about 7 miles away, has a wide range of shops including Waitrose and a railway station, which connects to Ipswich and on to London Liverpool Street.

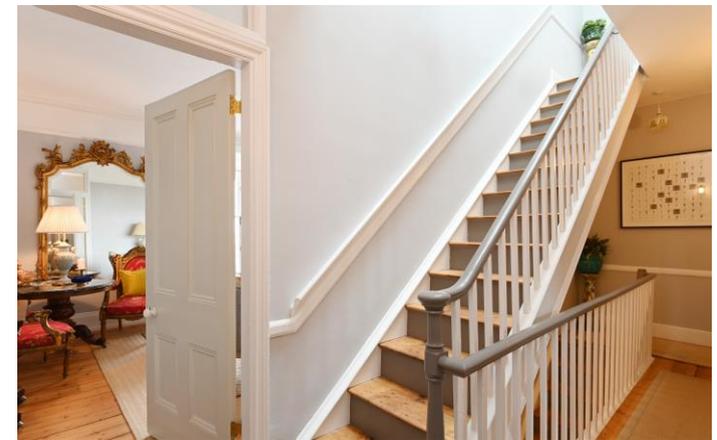
THE PROPERTY:

Market Cross Place is a superb Grade II listed, mid-19th century town house. It is one of the remaining intact three-storey houses in this fabulous landmark terrace on the sea front of Aldeburgh, with stunning views over the beach and sea to the front and across the roof tops to the church behind.

The property which was built in a Victorian Regency style is a fabulous family home, that has been meticulously renovated by its present owners over the last six years, now offering stunning, flexible accommodation over three floors with a wealth of original features, including the leaded canopy, sash windows, cornicing, floor boards and open fire places, all of which are finished to a very high standard, just yards from the beach.

The accommodation which benefits from gas fired heating to radiators, consists of a beautiful original front door, leading to

Guide: £1,750,000



proportioned morning room, with a fabulous sash window and original fireplace.

To the rear of the property is a kitchen breakfast room with doors to the courtyard and leading through to the rear of the house, where you will find the garden room with double doors to the courtyard garden. Adjacent to the garden room is a utility, cloakroom/shower room and door leading to the large double garage, with space to park two cars, store bikes and garden furniture. The garage also houses the gas fired boiler serving domestic hot water and heating to radiators.

On the first floor is a spacious landing and to the front is a stunning and elegant drawing room, with fire place and cornicing, large original windows middle section being a sash and the side being French style casement windows that open giving access to the balcony terrace with stunning views over the beach and the sea.

There is a fabulous double bedroom to the rear and adjacent bathroom; beyond this is the west sitting room or bedroom five which is a lovely light double-aspect room, with double doors opening to a large roof terrace with an orientation that is south and west facing, ideal for entertaining and relaxing with views down Wentworth Road and across to the church.

On the second floor is a stunning master bedroom, presently used as a library, fourth double bedroom and beyond this a suite consisting of a study area which could be a further bedroom, bathroom and fifth double bedroom.

OUTSIDE:

To the front is a retaining wall. At the rear is a long terrace with York stone paving accessed from the kitchen and the garden room; there is also a spiral staircase to the roof terrace, which is a wonderful space to entertain and enjoy views of the church.

SERVICES: Mains gas, electric, water and sewage.

EPC E

Council Tax Band G

What Three Words: bikers.expert.mistaking

Viewing is strictly by appointment: Tel: (01728) 454505.

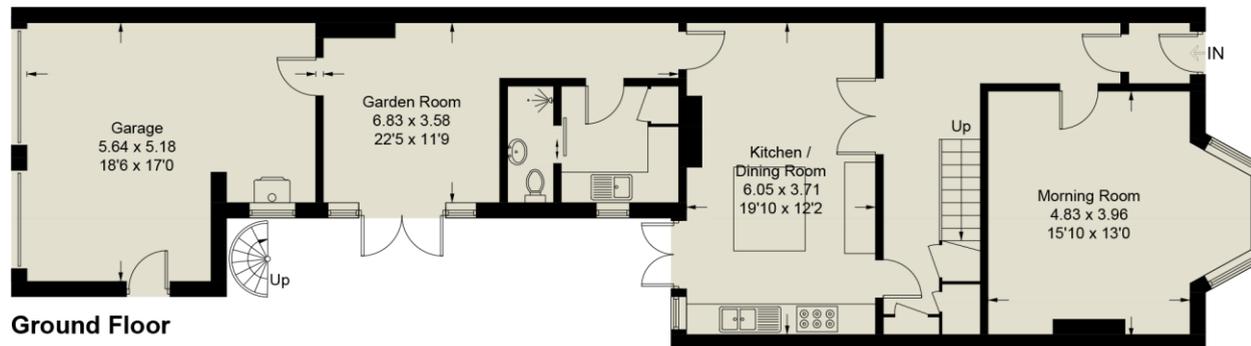
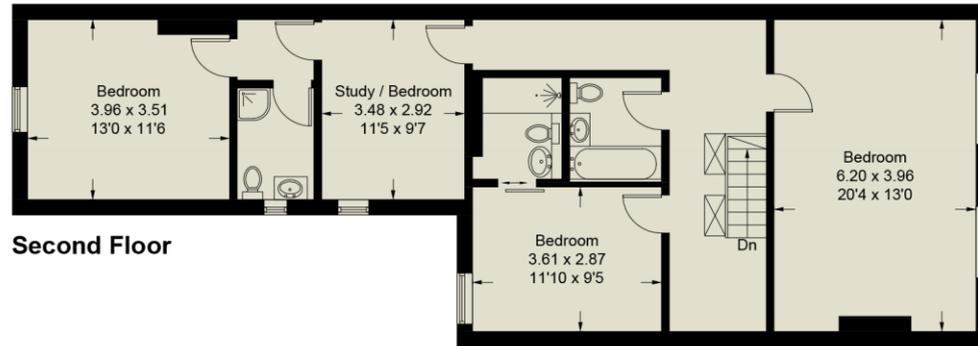
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9 Market Cross Place, Aldeburgh

Approximate Gross Internal Area = 298.3 sq m / 3211 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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