



The Sail Loft

High Street, Aldeburgh, IP15 5AU

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ESTABLISHED 1966

The Sail Loft, High Street, Aldeburgh, IP15 5AU

- *Thorpeness 2.2 miles*
- *Saxmundham train station 7.2 miles*
- *Ipswich 26 miles*

ENTRANCE LOBBY | OPEN-PLAN
KITCHEN/DINING/SITTING ROOM | 2 BEDROOMS | 2
BATHROOMS | BALCONY | PARKING

The Property:

The Sail Loft' is a beautifully presented and very stylishly furnished apartment on the High Street in Aldeburgh, two minutes from the sea. Not only does this property offer a residential aspect for couples and families but also offers a viable commercial opportunity. The apartment is a successful holiday let.

The apartment benefits from having two well-appointed and generous sized bedrooms and two bath/shower rooms. The open and spacious layout is free-flowing and offer a wealth of storage space. This first floor apartment is accessed via a shared entrance hall from the High Street.

The front door leads into an entrance area with an additional adjacent shower room. The entrance then opens into a fabulous, spacious, open-plan living space, with extensive floor to ceiling double-glazed sliding doors to a Juliette balcony.

The dining and sitting area opens to a stylish and well-equipped shaker kitchen with built-in **Neptune units**. Additionally, the kitchen possesses a cooker with an over-head extractor fan, Belfast sink with mixer tap, built in fridge/freezer, dishwasher and washing machine.

This superb property offers a spectacular and exclusive opportunity to purchase a stunning bright and light apartment situated in the heart of the Aldeburgh, two minutes from the sea.

Guide: £475,000 Leasehold



The bedroom wing comprises a master bedroom with a modern en-suite bathroom, 6' super king-size bed and substantial built-in wardrobes. This bedroom has a private balcony for al fresco dining on those warmer summer evenings.

The second front-aspect twin bedroom overlooks the High Street. This accommodates a 6' super-king size bed, or alternatively twin 3' single beds, perfect for families with children or a group of friends and has use of the family shower room.

Outside:

To the rear of the property, is a parking space for one car.

Services: Mains water, gas, electricity and drainage connected. According to Ofcom superfast broadband is available and mobile coverage likely from all providers.

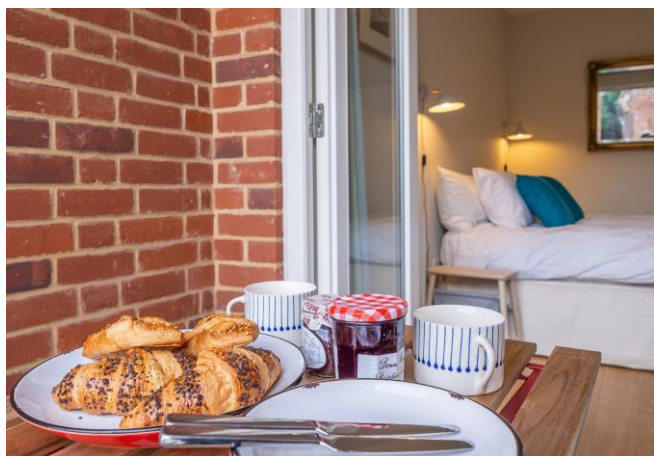
What3words; palms.torn.apes

Location

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 onto London Liverpool Street.

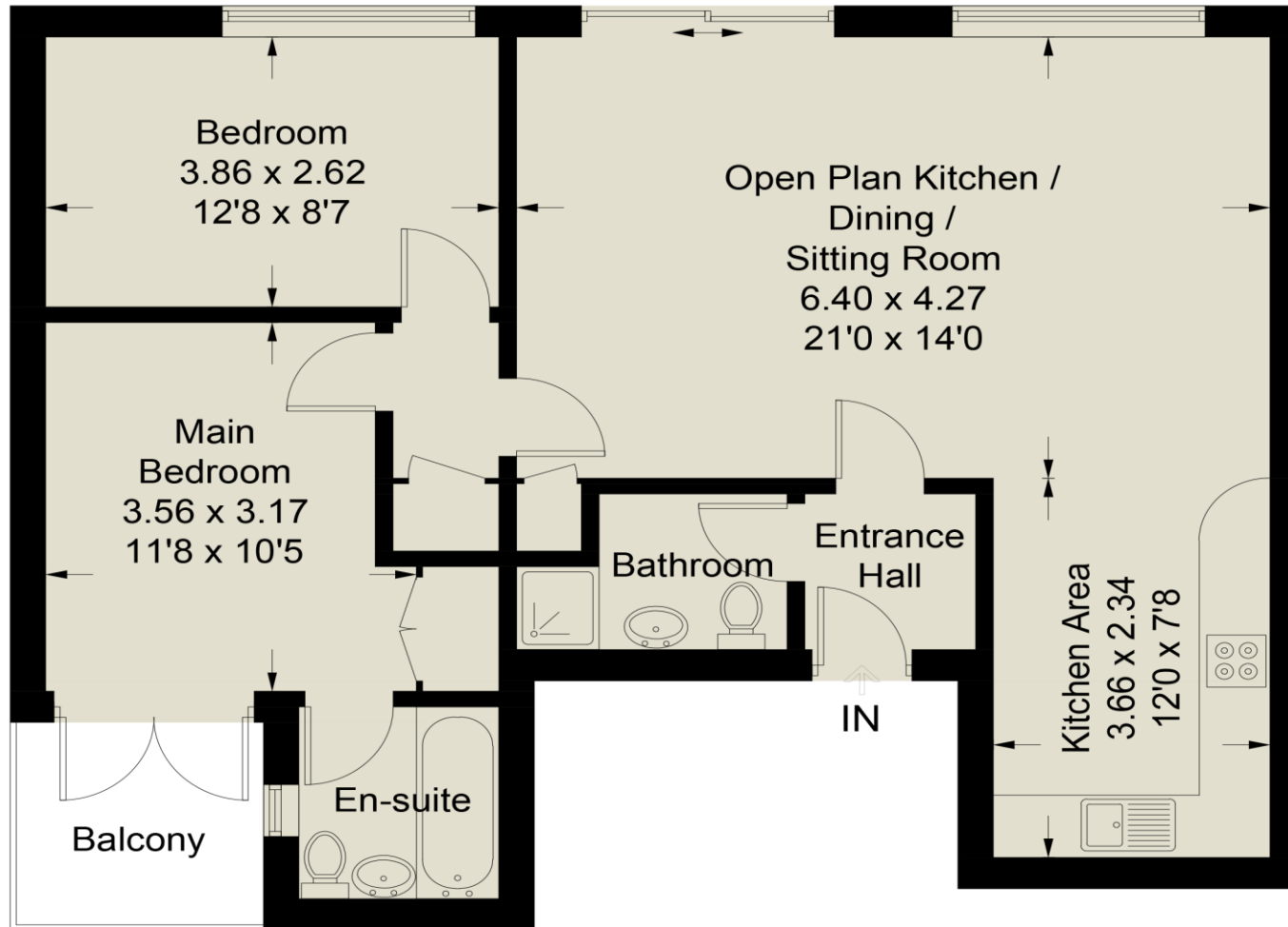
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

Energy Efficiency Rating		
How energy efficient is your property?	Current	Potential
A++<15 kWh/m²		
A15-20 kWh/m²		
B20-25 kWh/m²		
C25-30 kWh/m²		
D30-35 kWh/m²		
E35-40 kWh/m²		
F40-45 kWh/m²		
G45-50 kWh/m²		
Below 50 kWh/m²		
England, Scotland & Wales	EU Directive 2002/91/EC	



The Sail Loft, Aldeburgh

Approximate Gross Internal Area = 71.7 sq m / 772 sq ft



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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