



Aldecot, 21 The Terrace

Aldeburgh, Suffolk, IP15 5HJ

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ESTABLISHED 1966

Aldecot, 21 The Terrace, Aldeburgh, Suffolk, IP15 5HJ

- Southwold 18.3 miles
- Saxmundham Train Station 7.3 miles
- London 1 hour 15mins approx. by train from Ipswich.

ENTRANCE HALL | SITTING ROOM | KITCHEN | ONE
BEDROOM | SHOWER ROOM | EN-SUITE BATHROOM |
STUNNING SEA VIEWS

THE PROPERTY

Aldecot presents a rare opportunity to acquire a spacious, beautifully presented, one-bedroomed apartment in one of Aldeburgh's most sought-after locations, with extensive, panoramic sea views over the town's pantile roofs and only a short walk from the shops and amenities.

The property has been re-modelled and modernized in recent years, yet retains many period features including high ceilings with decorative corning, polished wooden floors, wide skirting boards, open fireplaces and double glazing throughout. The accommodation, which is arranged over three floors and benefits from gas-fired heating to column radiators, consists of: steps to shared open porch, front door to shared lobby, private front door to inner hall, stairs to first floor landing with useful storage cupboard and shower room comprising tiled drench and hand-held shower with glass screen, wash hand basin and WC..

A short flight of stairs leads to the second landing, off which is a door to a generous kitchen/breakfast room with high ceilings, a range of hand-built base, wall and display units, butler sink with mixer tap, wooden worktops, gas hob with electric fan oven, plumbing for washing machine, integrated dishwasher, large sash window and feature fireplace/log store.

A SUPERB ONE BEDROOM FLAT SITUATED IN A SOUGHT-AFTER ROAD WITH FABULOUS VIEWS OF THE SEA.

Guide: £499,000 FREEHOLD



Adjacent to this is the spacious, open plan sitting/dining room with hand-built bookshelves/display units, wood-burning stove and large bay and further sash window from which to enjoy exceptional sea views extending to Thorpeness.

A second short flight of stairs leads to the third landing with skylight and large hand-built storage cupboard. Off the landing is the bedroom with a double, hand-built wardrobe, sash window with view to side aspect, and a generous en-suite, comprising tiled drench and hand-held shower with glass screen, open fireplace, freestanding rolltop bath, wash hand basin and WC.

NB: The flat has full planning permission to convert the loft. DC/21/5181/FUL.

Services

Mains water, gas, electricity and drainage connected. According to Ofcom there is superfast broadband available. Mobile coverage is likely from most networks.

What3words: pranced.marbles.trinkets

Council Tax: TBC

EPC D

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.

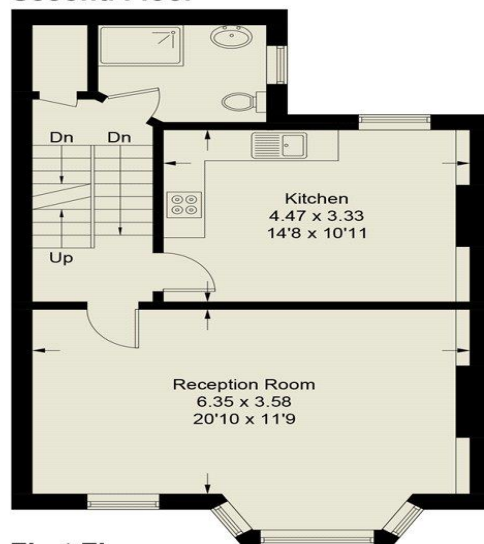


Aldecot, Aldeburgh

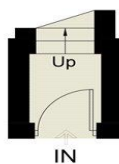
Approximate Gross Internal Area = 82.1 sq m / 884 sq ft



Second Floor



First Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(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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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.

Bedfords | 01728 454505
ald@bedfords.co.uk
145 High Street, Aldeburgh
Suffolk IP15 5AN