



12b Market Cross Place

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## 12b Market Cross Place, Aldeburgh, Suffolk, IP15 5BJ

- *Snapes 6.1 miles*
- *Southwold 18.1 miles*
- *Saxmundham Train Station 7.4 miles*
- *London 1 hour 15mins approx. by train from Ipswich.*

ENTRANCE HALL | LIFT | SITTING ROOM/  
KITCHEN/BREAKFAST/DINING ROOM | STUDY/BEDROOM |  
CLOAKROOM | THREE BEDROOMS | TWO BATHROOMS |  
BALCONY | SEA VIEWS

### THE PROPERTY:

Apartment 12b Market Cross Place offers a rare and stunning opportunity to acquire what is arguably the best apartments in this iconic terrace on the sea front in Aldeburgh.

The accommodation can be accessed via a lift, leading into a fabulous well-proportioned kitchen/dining/sitting room with open fire place and doors to the balcony, offering superb views of the beach and sea.

The kitchen area comprises shelving, low cupboards, eye-level oven, gas-hob, space for fridge freezer, washing machine and breakfast bar. Door to lift.

Doors lead to the three bedrooms, the principal of which is good sized double with en-suite bathroom. There are two further bedrooms as well as a shower room.

## A fabulous Grade II Listed three bedroom apartment with stunning sea views.

**Guide: £695,000 FREEHOLD**





## OUTSIDE:

To the front you will find a low brick wall with small paved area and path to the front door. The flat has a superb balcony accessed via the sitting room which is a fabulous place to sit in the morning and watch the sunrise over the sea.

## SERVICES:

Services: Mains electric, gas, water and drainage.  
According to Ofcom: Superfast broadband and mobile coverage is available.  
Local Authority: East Suffolk District Council  
Council Tax Band: TBC  
EPC Rating C  
What3words – urgent.bypassed.skinny  
Lease: The flat is Grade II listed and has a long lease.

## LOCATION:

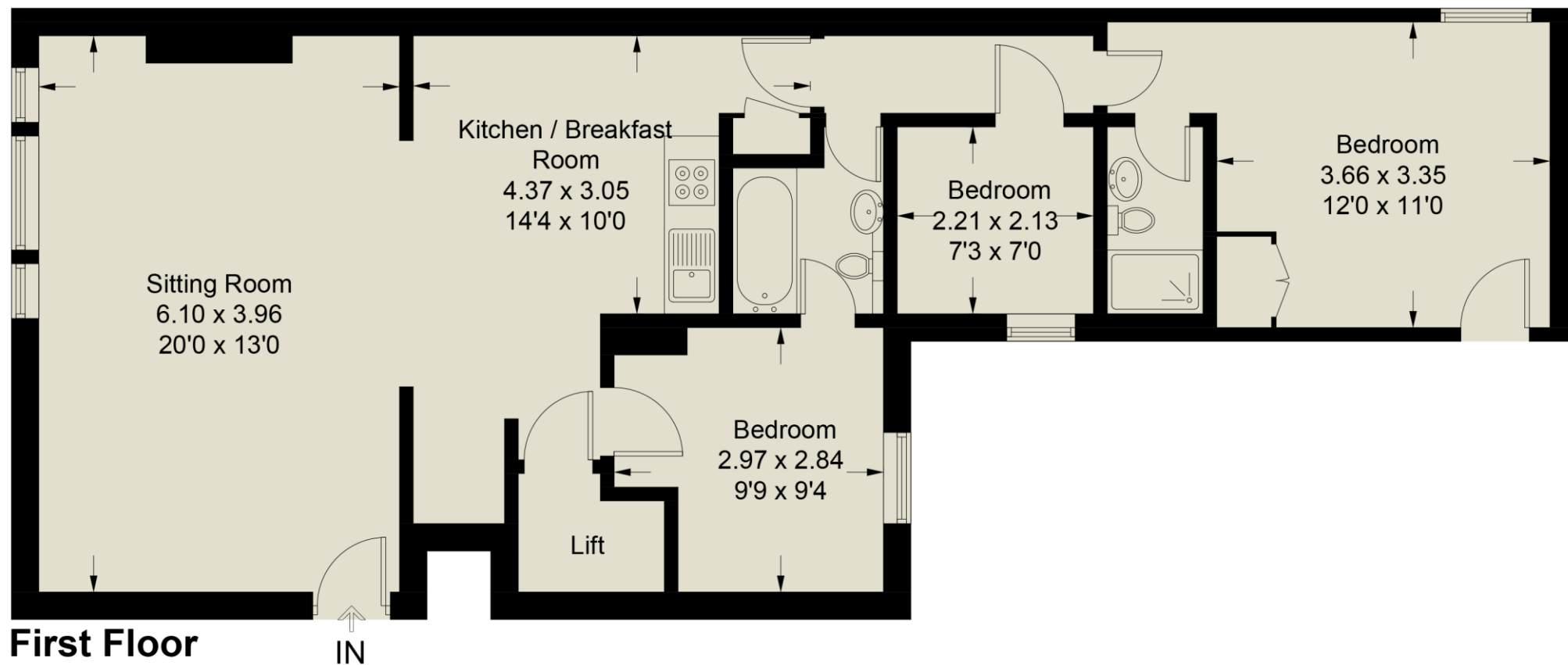
ALDEBURGH is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing, golf, fishing and walking. The town also provides a good selection of shops, restaurants and pubs. Snape Maltings, the home of the Aldeburgh Music Festival, is about 4 miles away. 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.



# 12 B Market Cross Square, Aldeburgh

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft



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