



11b Market Cross Place

bedfords.co.uk

Bedfords
ESTABLISHED 1966

11b Market Cross Place, Aldeburgh, Suffolk IP15 5BJ

A fabulous Grade II Listed two bedroom apartment with stunning views of the beach.

- *Snapes 4.1 miles*
- *Southwold 18.2 miles*
- *Saxmundham Train Station 7.4 miles*
- *London 1 hour 15mins approx. by train from Ipswich.*

ENTRANCE HALL | SITTING/DINING ROOM | KITCHEN |
TWO BEDROOMS | BATHROOM | ENSUITE | BALCONY |
SEA VIEWS

THE PROPERTY:

Apartment 11b Market Cross Place offers a rare and stunning opportunity to acquire a fabulous apartment in this iconic terrace on the sea front in Aldeburgh.

The accommodation can be accessed via stairs, with entrance hall leading into a fabulous well-proportioned drawing room with open fire place and doors to the balcony, offering superb views of the beach and sea.

The kitchen area comprises high and low level cupboards, electric oven, built-in fridge and washing machine.

Off the drawing room is the entrance hall with door to the stairs and doors to the kitchen, shower room, double bedroom and the principal bedroom which has an en-suite shower room and lovely views at the rear over the old Wentworth House gardens.



Guide: £640,000 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 drawing room offering stunning views of the beach and sea, a fabulous place to have breakfast and watch the sunrise.

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:

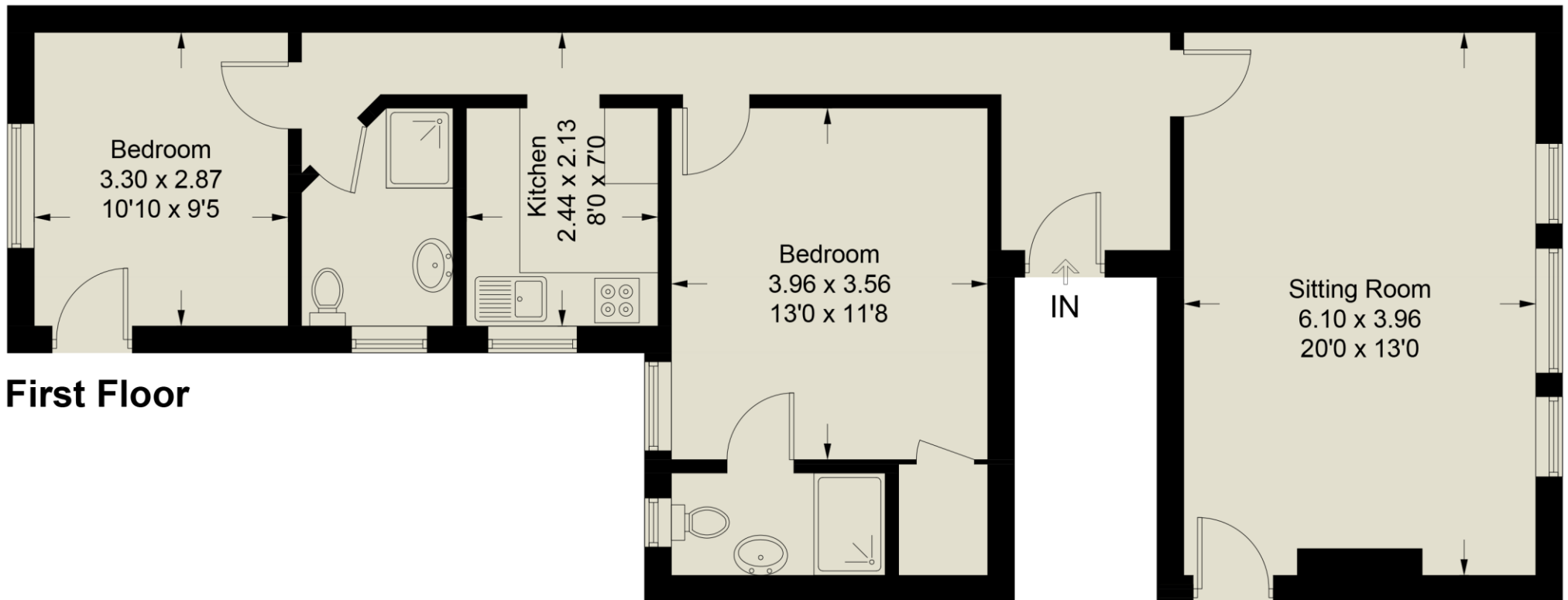
ALDEBURGH is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing, golf, fishing and walking. The town also provides a good selection of shops, restaurants and pubs. Snape Maltings, the home of the Aldeburgh Music Festival, is about 4 miles away.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



11B Market Cross Square, Aldeburgh

Approximate Gross Internal Area = 75.1 sq m / 808 sq ft



First Floor