



Palmer & Partners



Aldringham House, Aldeburgh Road,
Aldringham, Leiston, Suffolk, IP16 4PT
Asking Price £325,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- Close to Thorpeness & Aldeburgh
- Elegant First-Floor Split-Level Apartment
- Stylish Refitted En-Suite Bathroom
- Bespoke Handmade Kitchen/Breakfast Room
- Two Substantial Balconies
- Two Good Size Bedrooms
- Stunning Communal Grounds
- Garage en Bloc & Parking
- Replacement Double-Glazed Windows
- Replacement Gas Boiler (Three Years Old)
- Lease Restriction: No Dogs Allowed



Aldringham House was built in the 1850's and converted into apartments in 1999 / 2000. Palmer & Partners are delighted to present to the market this elegant two-bedroom first-floor apartment situated in the southeast corner of Aldringham House. This truly stunning and incredibly spacious apartment has been much improved by the current owner including full-replacement double-glazing, new gas boiler within the last three years, and a stylish refitted en-suite bathroom. Set within substantial grounds with stunning well-established gardens,

Aldringham House is approached via a long private driveway with substantial shingle forecourt providing off-road parking and the apartment comes with a garage en bloc. With the split-level accommodation arranged over three floors, the apartment benefits from two substantial balconies and is close to both Thorpeness and Aldeburgh.

Leasehold information:

Lease – Lease – 999 years from 1.1.1999

Service charge – approximately £2,354 per annum

The tranquil village of Aldringham is conveniently located less than three miles from the pretty coastal town of Aldeburgh and less than two miles from both the seaside village of Thorpeness and the vibrant town of Leiston. Aldringham is a short drive inland from Suffolk's Heritage Coast which is well-known as being an area of Outstanding Natural Beauty and provides a wealth of footpaths through woodlands and nature reserves, and along riverbanks.

Communal Reception Hall:

Shallow staircase providing access to the first-floor apartment.

Ground Floor Entrance Lobby:

Stairs leading down to the lower level with the kitchen / breakfast room and shower room, and doors to the sitting / dining room and guest bedroom.

Sitting / Dining Room: 23'5" x 16'5" (7.14m x 5m) An impressive dual aspect reception room with lovely high ceilings, feature fireplace with mantle and surround, and three radiators. There is a large bay with four deep east-facing windows and a double-glazed door opening



onto a long south-facing balcony which is a great place to sit and enjoy the views of the grounds. From the sitting room are stairs leading up to the first-floor master bedroom.

Guest Bedroom: 11'7" x 8'3" (3.53m x 2.51m) Double-glazed south-facing window and radiator.

Lower-Level Hallway: Built-in cupboard, radiator, and doors to the kitchen / breakfast room and shower room.

Kitchen / Breakfast Room: 15'2" x 12'5" (4.62m x 3.78m) The kitchen is fitted with a range of bespoke handmade cupboards and

drawers with under unit lighting, oak work surfaces, undermount butler sink, and tiled splashbacks. A range style cooker, fridge freezer, dishwasher, and washing machine are all included in the sale. The kitchen has Amtico flooring, ceiling inset spotlights, radiator, double-glazed east-facing window, and double-glazed door opening onto the east-facing balcony which is another great place to sit and enjoy the views of the grounds.

Shower Room: A three-piece suite comprising corner shower enclosure, low-level WC and hand wash basin. There is an extractor

fan, part tiled walls, and ceiling inset spotlights.

First Floor Master Suite:

Master Bedroom: 13'4" x 12'7" (4.06m x 3.84m) Two deep east-facing windows, two sets of fitted wardrobes, and opening through to:

En-Suite Bathroom: A refitted and ultra stylish three-piece suite comprising bath, circular basin set on a large vanity unit with ample storage beneath, and bidet style Grohe WC. The en-suite has feature aquaboarding with recess and built-in lighting, large built-in

cupboard, heated towel rail, and ceiling inset spotlights.

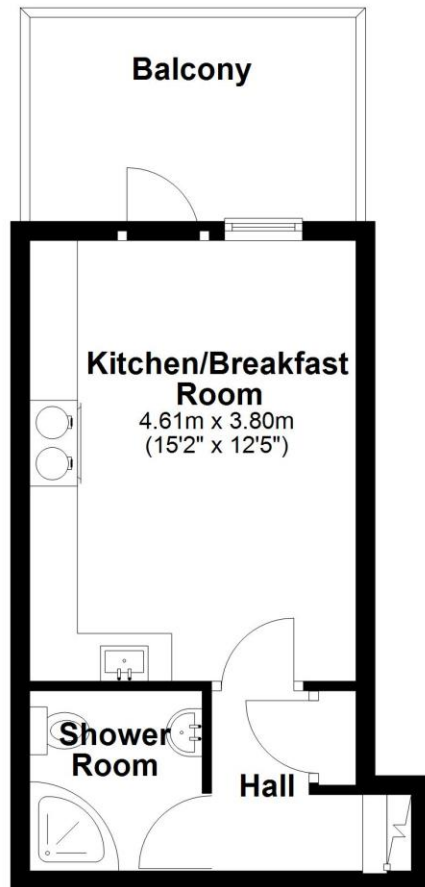
Outside: Aldringham House is approached via a private driveway with substantial shingle forecourt providing off-road parking, and the apartment comes with a garage en bloc. The stunning communal gardens are well-established with mature trees, an orchard, and are predominantly laid to lawn.

Agent's Note: Dogs are not allowed in Aldringham House.

Aldringham house and its grounds are jointly owned by the leaseholders and managed through a limited company.

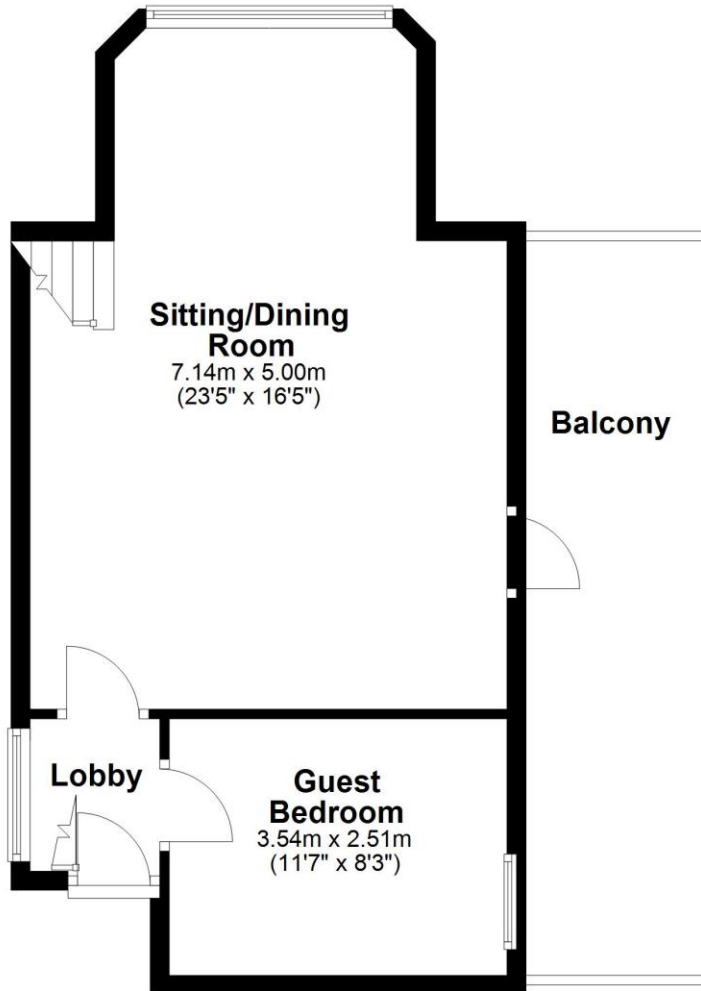
Lower-Level

Approx. 24.2 sq. metres (260.7 sq. feet)



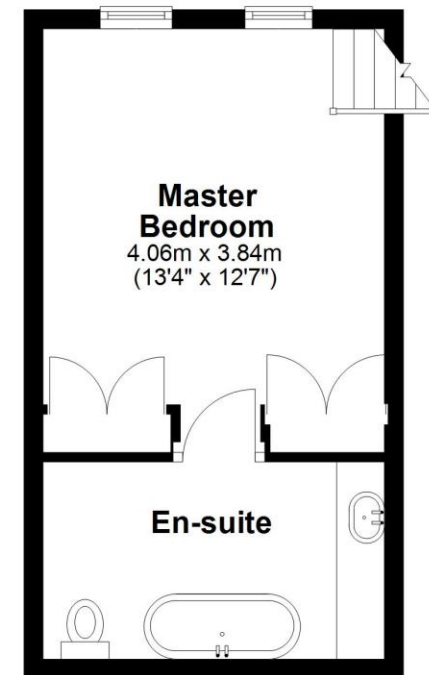
Ground Floor

Approx. 43.3 sq. metres (465.5 sq. feet)



First Floor

Approx. 19.9 sq. metres (214.4 sq. feet)



Total area: approx. 87.4 sq. metres (940.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



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