



Blyth View, Blythburgh, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
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A light and airy, duplex TWO BEDROOM apartment in a Grade II Listed building all in 10.7 acres of communal gardens and grounds with a SWIMMING POOL, GYM AND GAMES ROOM

LOCATION Blythburgh is a small village in north east Suffolk, 5 miles from the coast at Southwold. It is set in a landscape of outstanding natural beauty with a medieval church and three local public houses. Southwold offers an array of leisure facilities including High Street shops, restaurants, pubs, churches, a pier, golf and sailing clubs. The area is renowned for bird watching at Minsmere RSPB Nature Reserve and coastal walks and cycling opportunities. Blythburgh 1.5 miles, A12 1 mile, Halesworth 4.1 miles, Southwold 5.4 miles, Aldeburgh 14.6 miles, Framlingham 16.7 miles.

Guide Price: £305,000

- **Grade II Listed Duplex Apartment**
- **Large Sitting/Dining Room**
- **Kitchen/Breakfast Room**
- **Principal Bedroom**
- **Further Double Bedroom**
- **Family Bathroom**
- **Allocated Parking**
- **Set in 10.7 (sts) acres of rural Suffolk**
- **Communal Swimming Pool, Games Room and Gym**



BLYTH VIEW - INTERIOR At the ground floor level is a wide communal entrance hall giving rise to the stairs up to apartment 17 which has its own front door leading into an inner lobby with a double cupboard perfect for shoes and coats. An inner hallway has a large deep understairs cupboard and to the right is the light and airy Sitting/Dining Room which has two sash windows and is of a generous proportion overlooking the large courtyard and open countryside views beyond. The Kitchen/Breakfast Room has space for a small breakfast table and chairs. The Kitchen has a good range of maple units with laminate worktops, built in fridge/freezer, slimline dishwasher, space for a washing machine, electric double oven at eye level, gas hob, stainless steel sink and drainer with mixer tap over and lovely views over the rooftops and countryside beyond. Upstairs there is a spacious landing with a large double cupboard, fully shelved. The Main Bedroom has a window overlooking the rear and with two Velux windows and the second double bedroom has two Velux windows. The Family Bathroom is fully tiled and has a bath with a new gravity fed shower and shower screen to side, wc and wash hand basin and a window with countryside views. This completes the accommodation of this lovely duplex apartment.



BLYTH VIEW - EXTERIOR There is allocated parking for one vehicle with a large visitors car park. The grounds extend to 10.7 acres (sts) and the views are stunning all around. There is a complex comprising a large games room, swimming pool and gymnasium.

TENURE - The property is leasehold - 999 year Lease commenced in Jan 2000. Service Charge which includes maintenance of communal grounds, garden and external maintenance, window cleaning, repainting externally, buildings insurance, share of leisure facilities of swimming pool, games room and gymnasium is approximately £2288.00 per annum. No Ground Rent.



LOCAL AUTHORITY East Suffolk **Tax Band:** D **EPC:** TBC **Postcode:** IP19 9LB

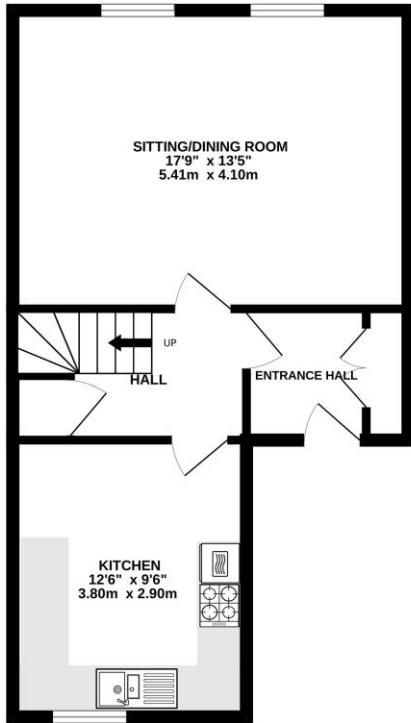
SERVICES Gas Fired central heating, mains drains, water and electricity, New boiler installed July 2023 with 10yr warranty, double glazed throughout with mainly sash windows

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

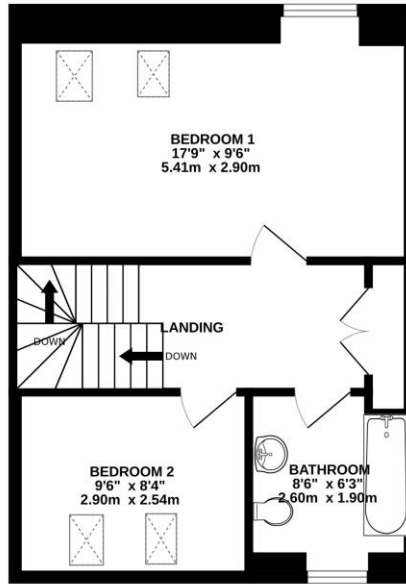
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.



Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk



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