

SOUTHWOLD



SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD



SAXMUNDHAM

ESTATE AGENTS



114 High Street, Leiston, Suffolk. IP16 4BZ

GUIDE PRICE

£375,000

114 High Street, Leiston
Suffolk. IP16 4BZ

An elegant late Victorian three storey detached house which is situated in a prominent position in Leiston's High Street with the benefit for rear vehicular access via Central Road. The house which is in need of an extensive programme of conservation, retains most of its beautiful period architectural features and harks back to the Guilded Age at the turn of the twentieth century when houses of this size accommodated families and their servants. This property still has its back staircase which winds discreetly to the top floor where there is a maid's bedroom and nursery. The house still has the old bell push indicator in the breakfast room and there are a number of original fireplaces. It seems that the property received a make-over at some point in the 1930s. There are one or two Art Deco features which include panelled balustrading and newel posts with lanterns. The hall also features a fireplace with an enamel solid fuel stove whilst the large, bay-windowed dining room boasts a 1930s tiled fireplace with an unusually high mantel piece. There is a range in the breakfast room and a walk in pantry. The fitted kitchen opens through to a useful lobby/utility room which leads out to the garden. There is an elegant sitting room and a snug/study/library. The first floor bedrooms are well proportioned and are served by a spacious family bathroom. The smallest bedroom on the first floor has been arranged as a dressing room. The top floor comprises the maid's bedroom (which has roof scape views towards Sizewell) and the old nursery which would make a very pleasant double bedroom. The garden is deceptive, once cleared and landscaped there is potential to create a fabulous garden which faces west and benefits from south sun. It may also be possible to demolish the existing garage and bring a driveway further into the plot allowing for the erection of a larger garage/studio space (subject to planning consent).

SUMMARY OF ACCOMMODATION

Entrance Hall; Sitting Room 5.08m x 4.33m; Dining Room 4.46m x 3.96m; Study 3.83m x 2.75m; Shower Room 2.28m x 1.82m; Breakfast Room 3.05m x 2.82m; Kitchen 5.42m x 2.19m; Lobby/Utility Room. First Floor Landing; Bedroom One 5.07m x 4.33m; Bedroom Two 4.48m x 3.98m; Bedroom Three 3.67m x 2.77m; Bedroom Four/ Dressing Room 2.76m x 2.66m; Bathroom 2.74m x 2.27m; Second Floor Landing; Bedroom Five (nursery) 4.81m x 3.95m; Bedroom Six 4.01m x 3.27m;

Leiston is a very well served Suffolk town

with a proud industrial heritage which is celebrated by the excellent Long Shop Museum. The town has good local amenities, local shops, a supermarket, a cinema, dental practice and doctors' surgery. There is a sports centre with an excellent swimming pool and a primary school and high school. There are beautiful beaches to explore at nearby Sizewell and Dunwich with the sea-side towns of Aldeburgh and Southwold within easy reach by car. There are golf courses at Aldeburgh, Southwold and Thorpeness and nature reserves at Minsmere and Havergate Island. The nearby town of Saxmundham benefits from a Tesco and Waitrose supermarket and a railway station with connecting services to London Liverpool Street.

VIEWING

By appointment with Jennie Jones
Estate Agents 01728 605511

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www.jennie-jones.com

LOCAL AUTHORITY

Suffolk Coastal District Council, East
Suffolk House, Station Road, Melton
Woodbridge, Suffolk IP12 1RT
Tel: 01394 383789

SERVICES

Mains water gas, drainage and
electricity.

EPC -

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Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc. have not been checked by this office

Distance

| | |
|------------|-----------|
| London | 110 miles |
| Ipswich | 25 miles |
| Aldeburgh | 4 miles |
| Saxmundham | 4.5 miles |

Schools

Leiston Primary School
King Georges Avenue IP16 4JQ
Telephone: 01728 830743

Alde Valley Academy (High)
Seaward Avenue. IP16 4DG
Telephone 01728 830576

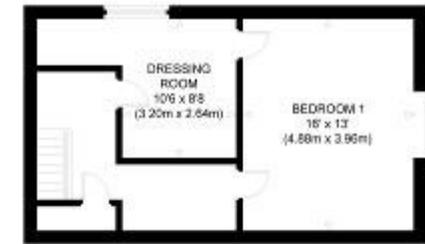
Railway Station Station Approach Saxmundham

Doctor's surgery 15 Main Street
Leiston IP16 4ES
Telephone 01728 830526

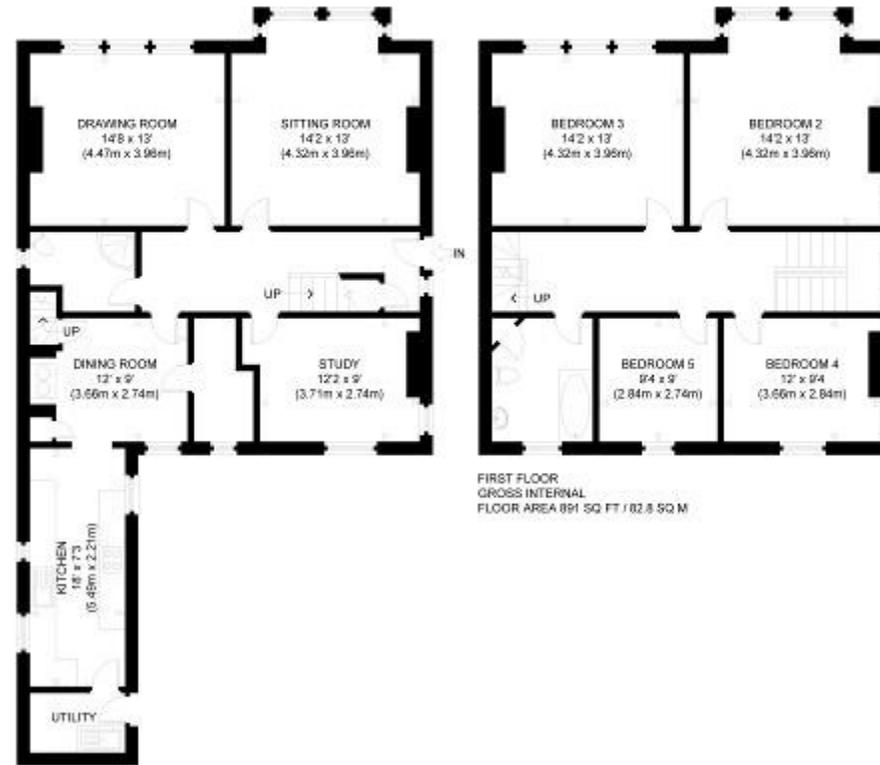
Supermarkets Co-op Leiston
Tesco Saxmundham
Waitrose Saxmundham

Sports centre Leiston Leisure Centre (pool)
Red House Lane. IP16 4LS

TENURE Freehold



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 454 SQ FT / 43.1 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1062 SQ FT / 98.7 SQ M

HIGH STREET, LEISTON
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2417 SQ FT / 224.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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