



JENNIE JONES

EST. 1992

ESTATE AGENTS

**ALBION STREET**

Saxmundham | Suffolk

**£650,000**



# 52 ALBION STREET, SAXMUNDHAM, IP17 1BL

Saxmundham Station – 0.3 miles

Snape Maltings – 5 miles

Aldeburgh – 7 miles

- Entrance Hall ● Drawing Room ● Study ● Sitting Room ●
- Kitchen / Dining Room ● Utility Room ● Cloakroom ●
- Cellar ● Veranda ● Galleried Landing ● Bathroom ●
- Four Bedrooms ● Master with Ensuite Shower Room ●
- Garden ● Off Road Parking ●

## The Property

Set behind a handsome Suffolk red brick façade draped in Virginia Creeper, this former shop now makes a wonderfully characterful and fantastically well-proportioned family home. The welcoming entrance hall gives an immediate sense of space, leading to a drawing room on one side and a study/ snug on the other - perfect for home working or a peaceful retreat.

At the heart of the house lies a generous sitting room, a warm and inviting space that flows through to the kitchen/dining room, creating an ideal layout for both family life and entertaining. From here, French doors open onto a beautiful covered veranda (hidden from all sides) a rare and charming feature, perfect for enjoying the garden whatever the weather.

A utility room and cloakroom sit conveniently off the kitchen, while a cellar below provides excellent additional storage or potential hobby space.

Upstairs, there are four well-proportioned bedrooms, including a spacious principal bedroom with a large en suite shower room. Family bathroom.

Overall, the house is full of character, light and potential a rare chance to restore and refine a truly handsome period home to your own taste.

## A handsome town house with history, character and endless potential





## The Location

52 Albion Street sits in the heart of Saxmundham, one of Suffolk's most sought-after market towns. Just a short stroll away, The High Street, offers a fantastic range of independent shops, cafés, and supermarkets, while Saxmundham railway station provides direct services to Ipswich and London Liverpool Street - making this an ideal home for both commuters and those seeking a coastal lifestyle.

The town lies close to the stunning Suffolk Heritage Coast, with Aldeburgh, Thorpeness, and Snape Maltings all within easy reach. The surrounding countryside offers beautiful walks, cycling routes, and charming villages to explore.

## Services

Mains water, mains drainage mains electricity, & mains gas  
Gas heating via Radiators.

## Local Authority and Council Tax Band

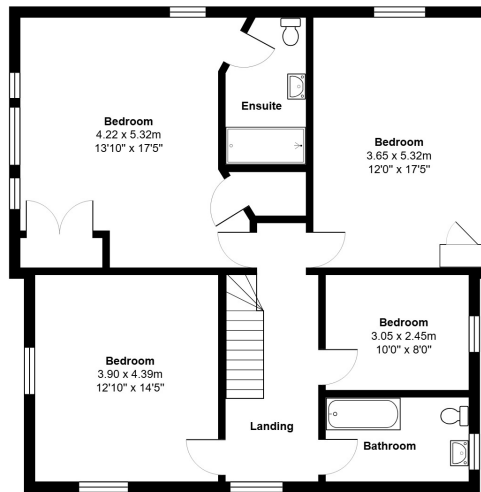
East Suffolk Council

Council Tax Band: D

**EPC Rating: D**







Total Area: 215.2 m<sup>2</sup> ... 2317 ft<sup>2</sup>



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