



1 Ogilvie Lodge

Bent Hills, Thorpeness, IP16 4LN

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Bedfords

ESTABLISHED 1966

1 Ogilvie Lodge, Thorpeness, Suffolk, IP16 4LN

- Southwold 18.3 miles
- Saxmundham Train Station 7.3 miles
- London 1 hour 15mins approx.

ENTRANCE HALL | SITTING/DINING/KITCHEN ROOM |
TWO BEDROOMS | BATHROOM | CLOAKROOM |
COMMUNAL GARDEN | PARKING

THE PROPERTY:

The superbly presented accommodation comprises front door leading to entrance hall with doors to the open plan sitting/dining/kitchen with beautiful shutters overlooking the communal garden area.

The fully fitted kitchen is beautifully handmade by Andy Vale Kitchens. It comprises high and low units, built in electric oven with hob above, Belfast sink with tap over, space for fridge freezer and washing machine. The dining area has space for a table to seat four people which is a lovely light room with a window overlooking the garden.

From the entrance hall you will also find a cloakroom, large utility cupboard and doors to the principal bedroom with built in cupboards and window to the side. The second bedroom is a lovely twin room with a window overlooking the garden area.

A FABULOUS TWO BEDROOM GROUND FLOOR FLAT, ONLY A STONE'S THROW FROM THE SEA.

Guide: £375,000 LEASEHOLD



The bathroom is partly tiled and comprises pedestal wash basin, low-level WC and bath with claw feet and shower over, with stainless steel heated towel rail.

Outside

The property has a communal area of part lawned and paved garden. Parking for one car and is only a few steps from the beach.

NB. The property has electric storage heaters throughout has recently been painted, a new hall floor laid and new bedroom carpet. The flat is leasehold.

Services

Mains water, electricity and drainage connected.

Location

Thorpeness is arguably one of the most sought-after locations on the Suffolk Heritage coast. The original fisherman's village was transformed about 100 years ago when Glencairn Ogilvie decided to develop the village as a holiday retreat for well-to-do Edwardians. Inspired by J M Barrier's Peter Pan, the design by Forbes Glennie includes the ever-popular country club with tennis courts and the Meare, a shallow boating lake. Thorpeness, known probably throughout the world for its "House in the Clouds", also has its own golf course, tea room, restaurant, village store and a public house.

What3words: eyelid.trio.mixes

Council Tax: TBC

EPC: E

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



1 Ogilvie Lodge, Thorpeness

Approximate Gross Internal Area = 69.7 sq m / 750 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | | |
| (39-54) | E | 46 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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