

## **Main Road, Benhall, Saxmundham, IP17 1NA**

**Asking Price: £200,000**



- Privately Owned Development
- OVER 50's Retirement Lodge
- Two Bedrooms
- Open Plan Lounge / Dining Room
- Fully Integrated Kitchen
- Bathroom & En-Suite Shower Room
- Off-Road Parking to Front
- Low-Maintenance Rear Garden

Situated in the tranquil village of Benhall, just a short drive from the desirable market town of Saxmundham, lies this beautifully presented two bedroom OVER 50's retirement lodge set within a privately owned development. The lodge provides views and access to a well-stocked fishing lake and benefits from double glazing, off-road parking to the front, garage, and low-maintenance rear garden with summerhouse. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; dual aspect lounge which opens through to the dining room; modern kitchen with integrated appliances; bathroom; and two bedrooms, one of which has an en-suite shower room.

Agents note:  
The lodge is subject to pitch fees.

The idyllic village of Benhall is just a short drive from the charming market town of Saxmundham which is on the Suffolk Coast offering excellent access by rail and road to many of the nearby 'must see' places to visit along the coast. Saxmundham has a busy high street and boasts a number of cafés, pubs restaurants, and takeaways; a diverse selection of independent shops including butchers, bakery and hardware store; Waitrose and Tesco; and General Post Office with chemist attached.

Council Tax Band: A



Total area: approx. 86.6 sq. metres (932.2 sq. feet)  
Although every attempt has been made to ensure the accuracy of this floorplan 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.  
Plan produced using 'AutoCAD'.

**Disclaimer**  
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.