

*For Sale by Online Auction*  
*A three bedroom, semi-detached house*  
*of non-standard construction located*  
*just a short walk from the amenities of*  
*the town of Leiston.*

Offers in Excess Of  
£100,000 Freehold  
Ref: P7629/B

55 Eastward Ho  
Leiston  
Suffolk  
IP16 4AY



Entrance hall, sitting room, dining room and kitchen.  
Three first floor bedrooms and family bathroom.  
Enclosed gardens to front and rear.  
On street parking.

No onward chain.

For Sale By Timed Online Auction - 30th July 2025

Contact Us



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## Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 30th July 2025 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion on 28th August 2025. For details of how to bid please read our Online Auction Buying Guide.

The seller's solicitor has prepared an Auction Legal pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

## Seller's Solicitors

The seller's solicitor is Flagship Conveyancing, 31 King Street, Norwich, Norfolk NR1 1PD; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## Note

For those wishing to bid at auction, it is essential that each buyer "wet" signs a copy of the Flagship Declaration of Interest Form. Please contact the agent for further details.

## Location

55 Eastward Ho is a short walk from the centre of the amenities of the town. Leiston benefits from a high street which offers a good variety of independent retailers, together with a Co-operative supermarket. There is also the popular Leiston Film Theatre, a post office, Barclays Bank, a library, museum, garage, a number of public houses, Leiston Primary School with nursery and Alde Valley High School. Saxmundham lies about three miles to the west where there are further facilities, including Waitrose and Tesco supermarkets, and rail services to Ipswich with some direct trains through to London's Liverpool Street station. The Heritage Coast, with the popular coastal villages and towns of Thorpeness and Aldeburgh, is within two miles. The county town of Ipswich lies about twenty miles to the south-west.

## Description

55 Eastward Ho is a three bedroom, semi-detached former local authority house built circa 1945, of non-standard Orlit construction. The property has well laid out accommodation over two floors and comprises an entrance hall, with window to the side and stairs that rise to the first floor landing with understairs storage. Doors lead off to the sitting room, with windows to the front, wall mounted radiator and a door that leads through to the dining room. This has a window to the rear, wall mounted radiator and laminate style flooring. From the entrance hall there is a further door that leads to the kitchen, with window to the rear and door to the garden. There are a matching range of fitted wall and base units, a stainless steel single drainer sink unit with taps above and tiled splashbacks to roll top worksurfaces. There is space for an electric or gas cooker and appliances, a wall mounted radiator, extractor fan, wall mounted Vaillant gas-fired boiler and built-in meter cupboard.

From the entrance hall stairs rise to the first floor landing with window to the side, access to the loft and built-in airing cupboard with slatted shelving. There are doors off to the bedrooms. Bedroom one is a double bedroom with windows to the front, wall mounted radiator and a built-in double wardrobe with hanging rail. Bedroom two is a further double bedroom with windows to the rear, wall mounted radiator and built-in double wardrobe with hanging rail. Bedroom three is a single bedroom with windows to the front and wall mounted radiator. There is a family bathroom with obscure windows to the rear and side, a panel bath with mixer tap over and shower attachment with tiled surround, wall hung basin, low-level WC, wall mounted radiator and extractor fan.

## Note to Interested Parties

Please read and absorb the agents notes listed towards the end of these particulars.

## Outside

The property is approached from the highway via a pathway that leads to the front door and runs through to the front garden which is mainly laid to lawn and is enclosed by hedging and chain link fencing. There is an open access to the side of the property which leads to the rear garden where there is a prefab outbuilding and a timber shed which is in need of repair. The rear garden is mainly laid to lawn with a paved terrace enclosed by panel fencing.





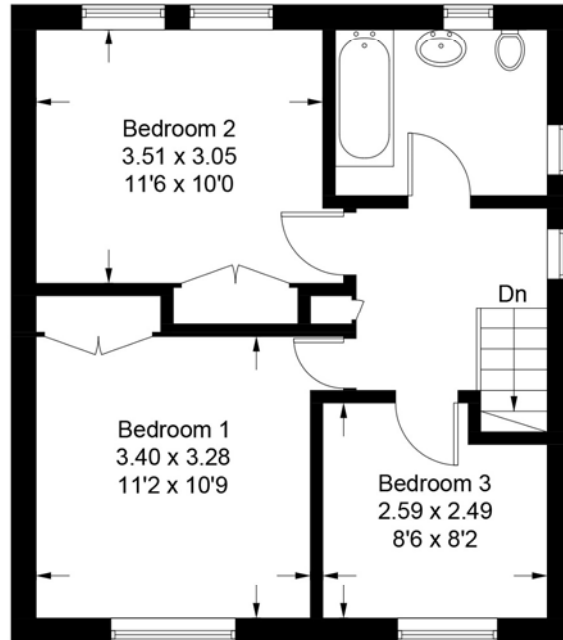




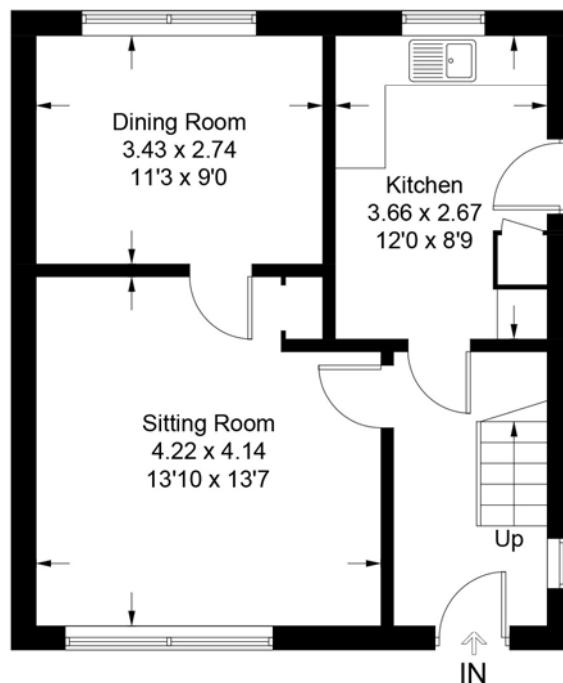
# 55 Eastward Ho, Leiston



Approximate Gross Internal Area = 87.6 sq m / 943 sq ft



## First Floor



## Ground Floor

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity serve the property.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = C (Copy available from the agents upon request).

*Council Tax* Band A; £1,543,63 payable per annum 2025/2026.

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first. Please note that in this instance Flagship have stated that the property will be sold by auction only.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. Due to the construction being Orlit construction, it is quite likely that the property is not mortgageable and clarification should be sought from a mortgage lender before viewing.
7. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.
8. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.

*July 2025*





## Directions

Leaving Framlingham on the B1119 towards Saxmundham continue for approximately 5.5 miles until you reach the A12. Turn right and then immediately left into Rendham Road bearing right into Mill Road. At the traffic lights continue straight ahead leaving Saxmundham on the B1119 to Leiston. Once in Leiston, at the crossroads turn right into Park Hill taking the first left into Cross Street. Continue straight ahead at the traffic lights, turning right into Eastward Ho. Continue towards the top of road where the property can be found on the left hand side identified by a Clarke and Simpson For Sale board

For those using the What3Words app:  
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