



28 Red House Lane, Leiston

Leiston



Minors & Brady

28 Red House Lane

Leiston

Set on one of the most generous plots in the area, this End-of-terrace residence proudly positioned on a sought-after development offers an easy, light-filled way of living in the Suffolk coast town of Leiston. Inside, a welcoming entrance hall with a handy WC leads to a well-equipped kitchen with integrated appliances and a bright, open-plan living/dining space that adapts effortlessly from quiet evenings to hosting friends. Upstairs, two comfortable double bedrooms, one with a built-in wardrobe, sit alongside a classic three-piece family bathroom. Outside, the landscaped garden brings genuine lifestyle appeal, with a patio, lawn, planted beds, a shingle area and two timber storage sheds, plus a paved driveway for off-road parking. Close to everyday essentials including Alde Valley Academy and the Leiston Leisure Centre, and with excellent access to local amenities and transport links, this is a considered, practical home where space and simplicity shape the rhythm of daily life.



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- 45% Shared ownership with Flagship Homes
- End-of-terrace residence proudly positioned in the Suffolk town of Leiston
- Second largest plot on the development
- Perfect choice for first-time buyers or small families, with easy access to the towns amenities, including shops, schools, a leisure centre and transport links
- Kitchen fitted with cabinetry, an integrated oven, a fridge/freezer and a dedicated spot for your washing machine
- Open-plan living/dining room that is spacious and filled with natural light, inviting relaxation and entertaining
- Two double bedrooms, one benefiting from a built-in wardrobe
- Family bathroom comprising of a classic three-piece suite
- A private, landscaped garden featuring a patio for seating arrangements, a maintained lawn with planted beds, a shingle area and two timber storage sheds
- A paved driveway providing off-road parking



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End-of-terrace residence proudly positioned on a sought-after development, on the second largest plot, in the Suffolk town of Leiston. It enjoys a sense of space that sets it apart – room to breathe outside, and a bright, spacious layout within.

The home opens into a welcoming entrance hall, complemented by a convenient WC, a small detail that makes a big difference when juggling school runs or hosting friends. The kitchen is fitted with practical cabinetry and integrated appliances, including an oven and a fridge/freezer, plus a ready-made space for a washing machine. It's a considered setup for busy mornings and relaxed evenings.

The open-plan living/dining room is the heart of the home, generous, calm and full of natural light. Whether it's slow breakfasts at the table, sofa time with a film, or an evening with friends spilling into the garden, the space works effortlessly for both downtime and social moments.

Upstairs, two double bedrooms bring comfort and flexibility, one with the benefit of a built-in wardrobe that keeps things simple and streamlined. The family bathroom offers a classic three-piece suite, cleanly finished and designed to do exactly what it needs to.



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Outside is where this home really shows its edge. The private, landscaped garden has been thoughtfully shaped into spaces you'll actually use: a patio for long lunches or evening drinks, a well-kept lawn bordered by planted beds for colour and calm, a shingle area that adds texture, and two timber storage sheds for bikes, tools or garden equipment. It's a garden that feel like an extension of the home rather than a weekend chore.

To the front, a private driveway provides off-road parking, and the beautifully maintained communal garden enhances the setting with genuine curb appeal, offering a green, open feel the moment you arrive.

Agents note

Management company: Flagship Homes

45% shared ownership: £103,500

Property value: £230,000

We understand that this property is leasehold, with approximately 120 years left on the lease.

Ground rent: £324.53 p/a

Maintenance fee:

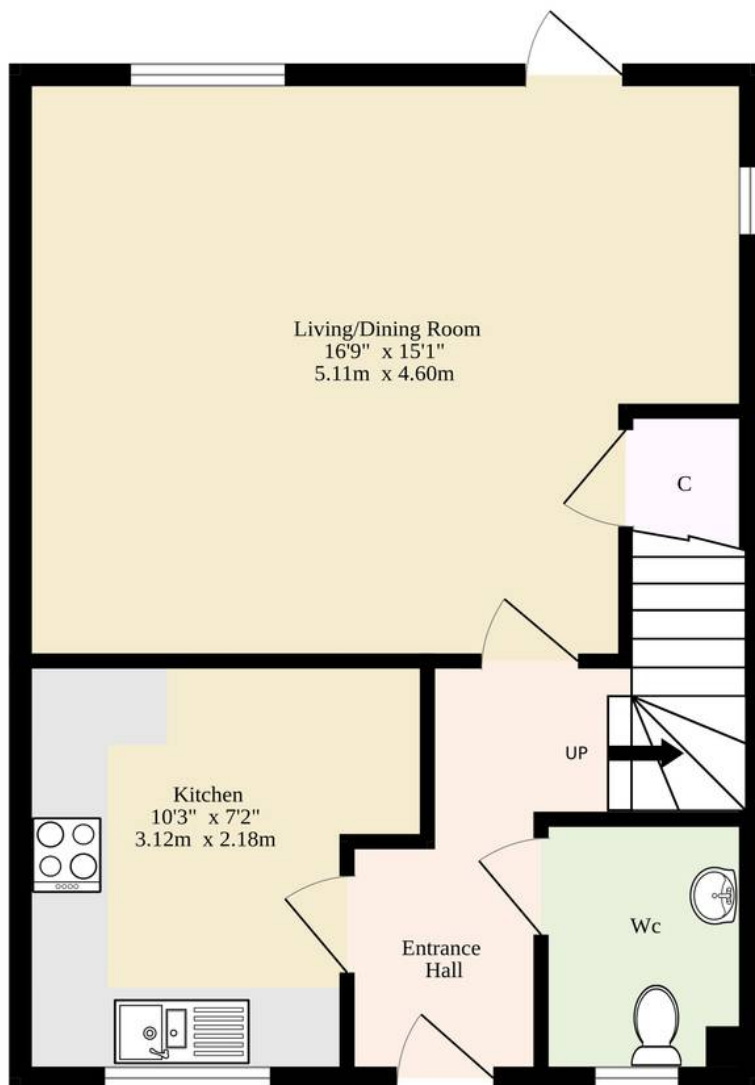
Eligible - £24.12 p/a

Ineligible - £36.68 p/a

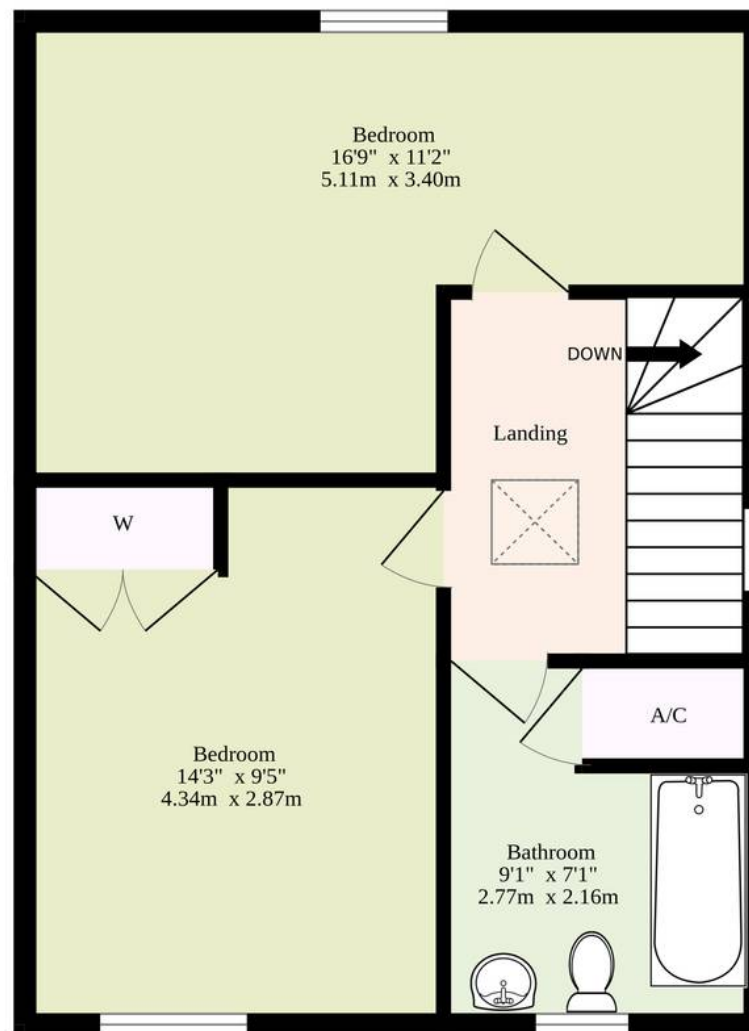


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
416 sq.ft. (38.6 sq.m.) approx.



1st Floor
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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