

Offers in the region of £225,000 | Leasehold

Felix Court, Sea Road IP11 2BB

LEADERS







Key Features & Description

- DIRECT SEA VIEWS
- OFF ROAD PARKING
- THREE DOUBLE BEDROOMS
- FIRST FLOOR
- MODERN BATHROOM
- SECURE ENTRY SYSTEM
- IDEAL HOLIDAY HOME/INVESTMENT PROPERTY
- LOW SERVICE CHARGE
- EPC RATING: C / COUNCIL TAX BAND: A

Located in the popular Felix Court, this 3 double bedroom apartment with direct sea views would make a great holiday rental, weekend retreat or a comfortable home. Conveniently located 25 meters from the promenade and beach, this property is a 15-minute walk to Felixstowe town centre or the Spa Gardens, alternatively about a 5-minute drive to the port of Felixstowe. Felixstowe is a well-loved, traditional seaside resort known for its Blue Flag quality sand and shingle beach, long promenade, perfectly kept seafront gardens and variety of seaside attractions. The town centre offers a wide variety of shops and restaurants.

Entrance Hall 37'9" x 3'11" (11.5m x 1.2m) Secure Intercom system, two radiators, doors leading off to -

Lounge/Dining Room 21'8" x 12'5" (6.6m x 3.78m) Triple aspect windows to the front and both side aspects offering fantastic sea views, radiator, T.V point, door leading to side covered walk-way.

Side Walkway - Double glazed windows to the side aspect with sea views, further doors leading into the kitchen and bedrooms.

Kitchen 12'8" x 11'4" (3.86m x 3.45m) Eye level cupboards with concealed lighting and matching base units and drawers below, fitted worktops with tiled splashbacks, breakfast bar, stainless steel sink unit with mixer tap and single drainer, integrated appliances such as fridge freezer, eye level double oven and four ring gas hob with extractor above, space and plumbing available for a dishwasher and a washing machine, radiator, window and door into the covered side walkway.

Bedroom 1 12'8" x 11'4" (3.86m x 3.45m) Radiator, window and door into the side walkway.

Bedroom 2 12'8" x 11'4" (3.86m x 3.45m) Radiator, window and door into covered side walkway.

Bedroom 3 11'8" x 10'4" (3.56m x 3.15m) Double glazed windows to the side aspect, radiator, door into covered side walkway, built-in wardrobe with sliding doors.

Bathroom 9'4" x 9' (2.84m x 2.74m) Modern suite comprising low level W.C., hand basin, freestanding roll top bath with mixer tap and shower head attachment, fully tiled walls and tiled flooring, heated towel rail, two obscured windows to the rear aspect, built-in storage cupboard.

Shared Garden - Communal front garden with lawn and established shrub and plant borders.





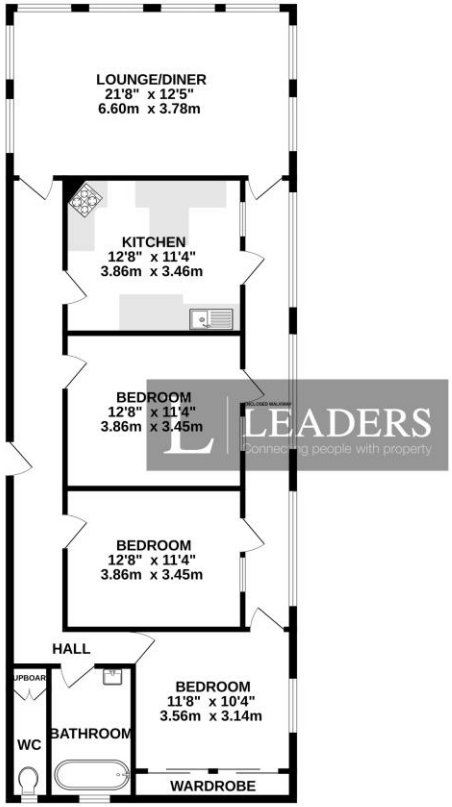








GROUND FLOOR



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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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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