



Apartment 2, Felix Court, Sea Road, Felixstowe, IP11 2BB

£230,000 Leasehold

Situated just a stone's throw away from the Felixstowe Beach Promenade is this unique and spacious three bedroom first floor apartment.

In addition to the three bedrooms the apartment also benefits from allocated off road parking, modern bathroom, gas central heating and double glazed windows.

The light and spacious accommodation in brief comprises; Entrance hall, covered walkway (formerly a balcony), lounge/diner, kitchen, three good sized bedrooms and bathroom.

Located on Sea Road, the property is within close proximity to the Felixstowe Pier and Boardwalk café, family areas including amusements and the new Beach Street Market, Felixstowe's own upcycled shipping containers into independent boutiques, artisan producers, street-food eateries, cafes and more. Felixstowe Town Centre is approximately one mile away.

A viewing is highly recommended to appreciate the sea views and spacious accommodation on offer.

FRONT GARDEN

Communal front garden with dwarf brick wall and established shrub and plant borders, communal door opening to:-

COMMUNAL ENTRANCE HALL

Apartment 2 is located on the first floor.

ENTRANCE HALL 37' 9" x 3' 11" (11.51m x 1.19m)

Intercom system, two radiators and doors feeding off to:-

LOUNGE / DINER 21' 7" x 12' 4" (6.58m x 3.76m)

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.

COVERED SIDE WALKWAY

Formerly was a balcony, double glazed windows to the side aspect offering fine sea views, further doors opening into kitchen and bedrooms.

KITCHEN 12' 10" x 11' 2" (3.91m x 3.4m)

Fitted worktops with tiled splashbacks, storage units above with concealed lighting and matching storage units and drawers below, breakfast bar area, 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 space and plumbing available for a washing machine, radiator, windows and doors into the covered side walkway.

BEDROOM 1. 12' 10" x 11' 1" (3.91m x 3.38m)

Radiator, windows and doors into the side walkway.

BEDROOM 2. 12' 10" x 11' 3" (3.91m x 3.43m)

Radiator, window and doors into covered side walkway.

BEDROOM 3. 11' 9" x 10' 4" (3.58m 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)

Suite comprising low level W.C., wash hand basin, freestanding roll top bath with mixer tap and shower head attachment, fully tiled walls and tiled flooring, ornate heated towel rail, two obscured windows to the rear aspect, built-in storage cupboard.

OUTSIDE

Allocated off road parking for one vehicle.

TENURE

Leasehold - With a remainder of a 99 year lease from October 1999.

SERVICE CHARGE

We understand from the owner that the service charge includes the ground rent and is currently £638.38 per annum.

Please note that we understand that there is a NO PETS clause within the lease.







