



## East Wing, 17-18 Sea Road, Felixstowe, IP11 2DF

**£199,000 LEASEHOLD**

A well presented ground floor two bedroom apartment benefiting from sea views, off street parking and gas fired central heating to radiators. The apartment is offered for sale with vacant possession and no onward chain.

In addition to the two bedrooms, further accommodation consists of entrance hallway, a lounge, bathroom and fitted kitchen.

The property is situated on a corner position fronting Sea Road and Burgate Road and offers sea views from each bedroom and living room .

Externally off street parking is available for one vehicle whilst on street parking is also fully available.

Being rarely available to the market and offering unique accommodation an internal inspection is advised to appreciate the nature of the apartment.

Prospective purchasers should note that the apartment is for sale as owner occupier only. Holiday letting or sub-letting is not permitted within the clauses within the lease.

#### **COMMUNAL ENTRANCE DOOR**

Leading to :-

#### **COMMUNAL HALLWAY**

With wooden entrance door leading into :-

#### **ENTRANCE HALLWAY 10' 8" maximum reducing to 8'10" x 8'10" maximum reducing to x 4' 10" (3.25m x 1.47m)**

Radiator, tiled flooring, central heating thermostat, security entry phone receiver, double cloaks/storage cupboard with bi-fold doors, plastered ceiling, replacement internal doors leading to :-

#### **LOUNGE 17'x 14' maximum reducing to 8' 7" (5.18m x 2.62m)**

Two radiators, two arched recesses each housing wall lights, plastered ceiling, recessed spotlights, fine sea views from two UPVC double glazed windows to front aspect, also further UPVC double glazed window to side aspect.

#### **KITCHEN 11' 7" x 6' 8" (3.53m x 2.03m)**

Fitted with tiled flooring and comprising single drainer one and a half bowl sink unit with mixer taps and cupboards under, a range of fitted drawers, cupboards, units and work surfaces, space for gas/electric cooker, plumbing for automatic washing machine (currently housing an automatic washing machine which we understand from the vendor may remain with the property), part tiled wall surfaces, extractor fan, space for freestanding fridge/freezer, radiator, mains connected carbon monoxide detector, wall mounted Vaillant combination boiler serving domestic hot water supply and central heating, UPVC double glazed window to side aspect offering distant glimpses of sea.

#### **BEDROOM 1 13' 1" maximum x 10'6" maximum reducing to x 10' 9" (3.99m x 3.28m)**

Offering fine sea views from three of the four UPVC double glazed windows, a unique semi octagonal room with plastered ceilings and two wall lights, radiator.

#### **BEDROOM 2 11' 7" x 8' 10" (3.53m x 2.69m)**

Offering fine sea views, housing two radiators, plastered ceiling also UPVC double glazed door leading to outside seating area and outside parking space.

#### **BATHROOM 6' 2" x 5' (1.88m x 1.52m)**

Fitted with tiled flooring and part tiled wall surfaces, comprising panel bath with shower over and adjacent bi-fold shower screen, low level WC, wash hand basin, two wall lights, extractor fan, plastered ceiling, electric shaver socket.

**OUTSIDE** The property is situated on a corner plot adjoining Sea Road and Buregate Road and has an outside seating area accessed from bedroom two and also off street parking for one vehicle.

### SERVICE CHARGE

£80 per calendar month including insurance.

### TENURE - LEASEHOLD

The remainder of a 199 year lease commencing 2012 (approximately 187 years remaining).

### GROUND RENT

£100 per annum.

### COUNCIL TAX

Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







