



10 South Hill, Felixstowe, IP11 2AA

£440,000 FREEHOLD

Rarely available to the market and benefitting from glorious sea views from the first floor is this 1920's five bedroom end of terrace double bay fronted family home.

In addition the property benefits from three reception rooms, two bathrooms and is located a short distance away from the Felixstowe town centre and seafront.

The accommodation in brief comprises; entrance hall, lounge, dining room, kitchen, breakfast room, rear lobby with shower room and cloakroom. One the first floor there are five bedrooms (three with sea views), family bathroom with separate cloakroom. Heating is supplied in the form of gas fired central heating to radiators.

Being so unique to the market, a viewing is highly recommended to appreciate the spacious accommodation on offer.

Steps leading up to the covered entrance door, opening into:

ENTRANCE HALL

Radiator, stairs leading up to the first floor. Doors to:

LOUNGE 18' 5" x 11' 11" (5.61m x 3.63m)

Radiator, TV point, electric feature fire with brick surround, window to front with partial sea view.

DINING ROOM 14' 1" x 12' (4.29m x 3.66m)

Radiator, bay window to front aspect with partial sea view, TV point, brick fireplace surround.

BREAKFAST ROOM 9' 2" x 6' 10" (2.79m x 2.08m)

Radiator, window to rear aspect, door into rear lobby and further door into:

KITCHEN 10' 4" x 8' 10" (3.15m x 2.69m)

Fitted worktops with a tiled splashback, solid wood fitted storage units above with matching units and drawers below. Composite one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and dishwasher. Space for free standing fridge/freezer and cooker. Cupboard housing hot water cylinder, pantry cupboard and window to rear aspect.

REAR LOBBY

Door to covered side passageway and further doors to:

SHOWER ROOM

Suite comprising; Shower cubicle, hand wash basin. Part tiled walls, radiator. Obscured window to rear aspect.

CLOAKROOM

Low level WC. Radiator, obscured window to rear aspect.

COVERED SIDE PASSAGEWAY

Door opening out on South Hill and steps leading up to further door leading to rear garden.

FIRST FLOOR LANDING

Large obscured window to side aspect, two radiators, access to loft space, fitted storage cupboard. Doors to:

BEDROOM ONE 14' x 11' 11" (4.27m x 3.63m)

Radiator, bay window to front aspect with sea views, fitted wardrobes.

BEDROOM TWO 13' x 11' 6" (3.96m x 3.51m)

Radiator, window to front aspect with sea views, fitted wardrobes, hand wash basin.

BEDROOM THREE 12' 6" x 9' (3.81m x 2.74m)

Radiator, window to rear aspect, fitted cupboard, hand wash basin.

BEDROOM FOUR 9' 7" x 8' 4" (2.92m x 2.54m)

Radiator, window to front aspect with sea views.

BEDROOM FIVE 9' 2" x 7' 8" (2.79m x 2.34m)

Radiator, window to rear aspect, hand wash basin with mixer tap.

BATHROOM 6' 2" x 5' 5" (1.88m x 1.65m)

Suite comprising; Hand wash basin, bath unit with mixer tap and shower head attachment. Tiled walls, radiator, obscured window to rear aspect.

CLOAKROOM

Low level WC, radiator, obscured window to rear aspect.

OUTSIDE

The property has a vertical terraced rear garden which offers the potential for landscaping and seating areas such as a few of the neighbouring properties have done so.

COUNCIL TAX

Band 'D'







