



15 Coastguard Walk, Felixstowe, IP11 2GB

£420,000 FREEHOLD

Offered for sale with no onward chain and benefitting from glorious sea views from all levels is this three bedroom end of terrace town house built by Bloor Homes Group of Developers in 2014.

Believed to be the only one of its design on the development, additional benefits include two en-suite shower rooms, a Juliette balcony, further covered balcony and off road parking. Being on the corner, the property benefits from a larger than usual front garden.

The accommodation in brief comprises entrance hall, cloakroom, lounge, kitchen/diner. On the first floor is bedroom two with Juliette balcony and en-suite shower room, bedroom three and family bathroom. On the second floor is bedroom one with en-suite shower room and a gallery with doors opening out onto the covered balcony with outstanding sea views.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction. The current owners have been operating a very successful holiday let on the property for the previous two years.

A viewing is highly recommended to appreciate the light, spacious and modern accommodation on offer.

STEPS LEADING UPTO THE ENTRANCE DOOR Opening into :-

ENTRANCE HALL

Vinyl flooring, radiator, storage cupboard housing Alpha combination boiler, stairs leading up to the first floor and doors to :-

CLOAKROOM

Suite comprising low level WC, hand wash basin with mixer tap, vinyl flooring, radiator, extractor.

LOUNGE 15' 3" x 12' 1" into the bay (4.65m x 3.68m)

Bay window to front aspect with sea views, further window to side aspect, radiator, TV point.

KITCHEN/DINING ROOM 15' 3" x 10' 3" (4.65m x 3.12m)

Modern fitted kitchen comprising fitted worktops with matching splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, integrated appliances incorporating a fridge/freezer, Zanussi eye level electric oven and a four ring Hotpoint hob with Siemens cooker hood above, half wall divider between kitchen and dining space, under counter lights, vinyl flooring, radiator, window to side aspect, windows and French doors onto the rear garden

FIRST FLOOR LANDING

Radiator, storage cupboard, stairs leading up to second floor and doors to :-

BEDROOM 2 15' 2" x 10' 5" (4.62m x 3.18m)

Radiator, built in wardrobe, window to side aspect and Juliette balcony to front aspect with sea views, door to :-

EN-SUITE SHOWER ROOM 9' 5" max x 6' 2" (2.87m x 1.88m)

Modern suite comprising low level WC, hand wash basin, mixer tap and storage drawers underneath, walk in shower, vinyl flooring, heated towel rail, shaver point, extractor.

BEDROOM 3 9' 9" x 9' 3" (2.97m x 2.82m)

Radiator, windows to both rear and side aspect, with the side aspect offering sea views.

BATHROOM 10' 3" x 5' 8" (3.12m x 1.73m)

Modern suite comprising low level WC, hand wash basin with mixer tap, panel bath with mixer tap and shower over, part tiled walls, shaver point, heated towel rail, obscured window to rear aspect, extractor.

SECOND FLOOR LANDING

Open space making an ideal lounge/study space off bedroom one, radiator, access to loft space, French doors opening out onto :-

COVERED BALCONY

Wrought iron railing, decked flooring, outstanding sea views.

BEDROOM 1 11' 11" x 10' 3" (3.63m x 3.12m)

Radiator, window to rear aspect, two Velux windows to side aspect, built in wardrobes with mirror fronted sliding doors, door to :-

EN-SUITE SHOWER ROOM 7' 11" x 4' 7" (2.41m x 1.4m)

Suite comprising low level WC, hand wash basin with mixer tap and storage drawers underneath, walk in shower, heated towel rail, shaver point, extractor.

OUTSIDE

To the front of the property, extended to the front and side is a good size lawn area enclosed by shrubs. As the property is at the end of the terrace the front and side of the gardens are larger than usual on the development.

The rear garden has a raised decking area with steps leading down to a patio area with a double width gate opening out onto the allocated off road parking, outside tap, outside lighting, fencing to one boundary and large wall to the other side boundary.

MAINTENANCE CHARGE

We understand from the current owners that the current maintenance fee for upkeep of the development is approximately £300 p.a. payable in two six monthly installments.

COUNCIL TAX

Band 'D'











