



**3a Hamilton Road, Felixstowe, IP11 7AX**

**£285,000 LEASEHOLD**

**Viewing is highly recommended for this very elegant and spacious maisonette, offering restricted sea views and a covered roof garden. It is ideally situated in the immediate town centre, at the southern end of the shopping thoroughfare close to the promenade and beach.**

This well presented apartment offers extremely well proportioned accommodation over the first and second floors of this substantial building.

Accommodation comprises private ground floor entrance, first floor lounge, dining room, study, breakfast room and kitchen. On the second floor there are two double bedrooms, one single bedroom, kitchen/breakfast room, shower/bathroom and separate WC.

Features include gas fired central heating and UPVC tilt-n-turn windows.

The property is sold with the benefit of a long extended lease

**ENTRANCE LOBBY** Original stained glass entrance door, built-in storage cupboard housing water meter. Circuit breakers and electric Smart meter.

**ENTRANCE HALL** Part glazed entrance door, staircase to first floor, range of built-in cupboards, coat hooks, high ceiling with decorative plasterwork.

**FIRST FLOOR LANDING** Staircase to second floor, radiator, under stairs cupboard with plumbing available for wash basin and WC, further small under stairs cupboard. Built-in cloaks cupboard.

**LOUNGE 14' 9" x 14' 2" (4.5m x 4.32m)**

UPVC double glazed tilt-n-turn windows with restricted sea views. Marble fireplace surround with fitted Living Flame gas fire. Shelved alcove recess with concealed lighting, ornate ceiling rose, coving, picture rail, wall light point, radiator, satellite dish connection, telephone phone point. Glazed door to:-

**DINING ROOM 13' 8" x 11' 5" (4.17m x 3.48m)**

Radiator, aspect to roof garden. Two double fitted wardrobes/cupboards with further over-head cupboards. Ornate coving and picture rail.

**BREAKFAST ROOM 10' 11" x 10' 10" (3.33m x 3.3m)**

Adam style fireplace surround with fitted open flame gas fire, two built-in alcove cupboards with glazed fronted cabinets above. Radiator, TV point, ornate ceiling rose and coving. Access to:

**KITCHEN 10' 9" x 6' 8" (3.28m x 2.03m)**

Inset 1 1/2 bowl sink unit with mixer tap, range of drawers and cupboards and space with plumbing for washing machine. Fitted four ring gas hob, ducted cooker hood, oven-housing unit with electric fan assisted double oven and grill. Range of matching wall units with concealed lighting, pantry unit, tiled wall surfaces, spotlighting, UPVC double glazed door leading to roof garden and rear access.

**STUDY/BEDROOM 10' 6" x 6' (3.2m x 1.83m)**

Radiator, UPVC double glazed tilt-n-turn window, radiator, dado rail.

**SECOND FLOOR LANDING** Radiator, walk-in store room and access to loft space with electric light. Two linen cupboards with power connected.

**BEDROOM ONE 14' 1" x 12' 9" (4.29m x 3.89m)**

Period feature fireplace surround with fitted electric convector heater, two UPVC double glazed tilt-n-turn windows offering good sea views. Radiator, two wall light points, fitted roller blind.

**BEDROOM TWO 14' 3" x 11' 3" (4.34m x 3.43m)**

Electric panel radiator, double aspect UPVC double glazed tilt-n-turn windows with good south facing sea view. Range of fitted bedroom furniture comprising double wardrobe, ample drawer space, inset hand basin, fitted headboard unit with reading lights and two bedside units. Telephone point, fitted roller blind.



**BEDROOM THREE 10' x 6' 9" (3.05m x 2.06m)**

UPVC double glazed tilt-n-turn window with restricted sea view, radiator, built-in storage cupboard.

**KITCHEN/BREAKFAST ROOM 10' 9" x 10' (3.28m x 3.05m)**

Inset stainless steel 1 1/2 bowl sink unit with mixer tap, range of fitted drawers and cupboards with integrated refrigerator and space for washer/dryer/dishwasher. Fitted four ring gas hob with stainless steel splashback, filter cooker hood, gas under-own. Tall standing cupboard housing Worcester direct gas fired boiler. Range of matching wall units with concealed lighting. Space for table and chairs. Radiator, spotlighting, TV point, dado rail, vinyl floor covering.

**BATHROOM** White suite comprising panelled bath, shower enclosure, vanity wash basin. Tiled wall surfaces, radiator, fixtures and fittings.

**SEPARATE WC** Close coupled low level WC, vanity wash basin, tiled wall surfaces, radiator, fixtures and fittings.

**OUTSIDE** From first floor level there is a good sized 'L' shaped part covered roof garden with outside lighting, power and cold water tap. Steps leading down to rear access and on to Stanley Road.

**TENURE** Leasehold. We understand from the current owners that there is an extended 166 year lease dated January 1986.

**GROUND RENT** We understand from the current owners that there is only a Peppercorn Ground Rent.

**SERVICE CHARGE** We understand from the owners that there is no annual service charge.

**COUNCIL TAX** Band 'A'



















