



## Beach House, South Hill, Felixstowe, IP11 2AA

**GUIDE PRICE £550,000 FREEHOLD**

Offered for sale with no onward chain and having undergone extensive modernisation by the current owner is this beautiful 3/4 bedroom contemporary detached home with sea views.

Offering the main living accommodation on the first floor in order to maximise the sea views down Sea Road, the ground floor accommodation briefly comprises three bedrooms with an ensuite to bedroom one, a beautiful modern bathroom and utility room. On the first floor is an open plan lounge/kitchen/dining space with an additional snug and a study/bedroom four.

Additional benefits of the property include off road parking, a tiered style garden with views out to sea and integrated appliances in the kitchen.

The modernisation carried out by the current owner includes new windows and doors throughout, new heating system with under floor heating on the ground floor, re-decoration throughout, new kitchen and new bathrooms.

South Hill is a popular residential road located within close proximity to the seafront and Felixstowe town centre with a wide range of shops and amenities. A viewing is highly recommended to appreciate the modern accommodation on offer.

Composite Entrance door opening into :-

**ENTRANCE HALLWAY** Spacious entrance hallway with LVT flooring, under floor heating, stairs leading up to the first floor with an under stairs storage cupboard, further storage cupboard, obscured window to the front aspect, door to outside, and doors to :-

**BEDROOM 1 14' 1" x 9' 10" (4.29m x 3m)**

LVT under floor heating, window to rear aspect and obscured window to the side aspect, TV point, spotlights and door to :-

**EN-SUITE SHOWER ROOM** Newly fitted suite comprising Low level WC, vanity hand wash basin with storage unit below, corner shower cubicle with twin shower head, splash surrounds, heated towel rail, LVT flooring, extractor, spotlights.

**BEDROOM 2 10' 8" x 10' (3.25m x 3.05m)**

LVT flooring with under floor heating, TV point, spotlights, window to side aspect with partial sea views.

**BEDROOM 3 10' x 9' 11" (3.05m x 3.02m)**

LVT flooring with under floor heating, TV point, spotlights, window to front aspect.

**BATHROOM 8' 10" x 6' 11" (2.69m x 2.11m)**

Stunning newly re-fitted suite comprising low level WC, vanity hand wash basin, mixer taps and storage units below, Slipper style free standing bath with wall mounted taps and shower head attachment, walk in shower with twin shower heads, part tiled walls, extractor, heated towel rail, LVT flooring, obscured window to the side aspect.

**UTILITY ROOM 5' 6" x 4' 1" (1.68m x 1.24m)**

Fitted worktops, space and plumbing available for both a washing machine and a tumble dryer, heated towel rail, LVT flooring.

**STAIRS LEADING UP TO FIRST FLOOR** Opening into :-

**OPEN PLAN KITCHEN/DINING/LIVING ROOM 31' 1" max x 25' 8" max (9.47m x 7.82m)**

**KITCHEN 10' x 9' 10" (3.05m x 3m)**

Stunning newly re-fitted kitchen comprising Quartz fitted worktops with matching splashback, range of handleless storage units above and matching units and drawers below, breakfast bar area, inset stainless steel Franke one and a half bowl sink unit with single drainer and Qettle instant boiling water mixer tap. Neff eye level double oven with Neff grill oven above, tall integrated fridge and freezer, integrated dishwasher, Neff four ring induction hob with cooker hood above, spotlights, feature lighting above breakfast bar, window to side aspect.

**LOUNGE/DINING AREA 30' 6" x 16' 4" (9.3m x 4.98m)**

LVT flooring, three radiators, TV point, large windows to front and side aspect offering views down Sea Road and to the sea, large window to the rear aspect, spotlights and doors to :-

**SNUG 14' 2" x 9' 9" (4.32m x 2.97m)**

Large glass sliding door, radiator, LVT flooring, spotlights, TV point, floor to ceiling window to rear aspect.

**STUDY/BEDROOM 4 8' 8" x 6' 11" (2.64m x 2.11m)**

LVT flooring, radiator, TV point, spotlights, obscured window to the side aspect.

**OUTSIDE**

To the front of the property is a driveway allowing ample off road parking and raised flower bed.

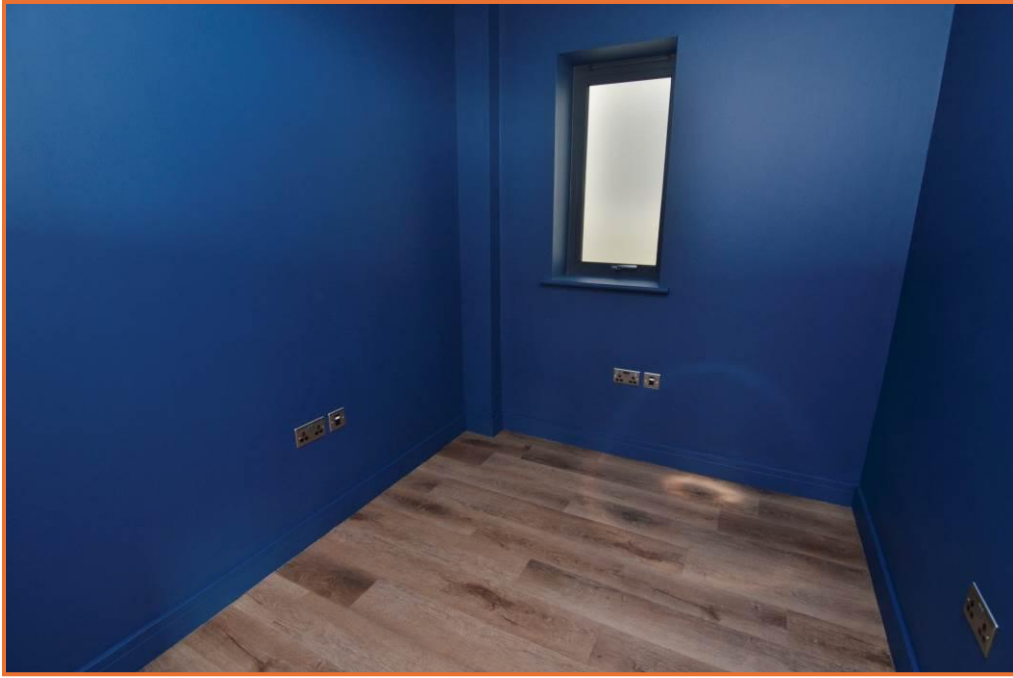
The rear garden is a well maintained and tiered style rear garden with steps leading up to a gravel seating area with an established shrub and plant border surround and sea views. The remainder of the garden has steps leading up to further raised decking area with stunning panoramic sea views, established plant and shrub surrounds.

**COUNCIL TAX**

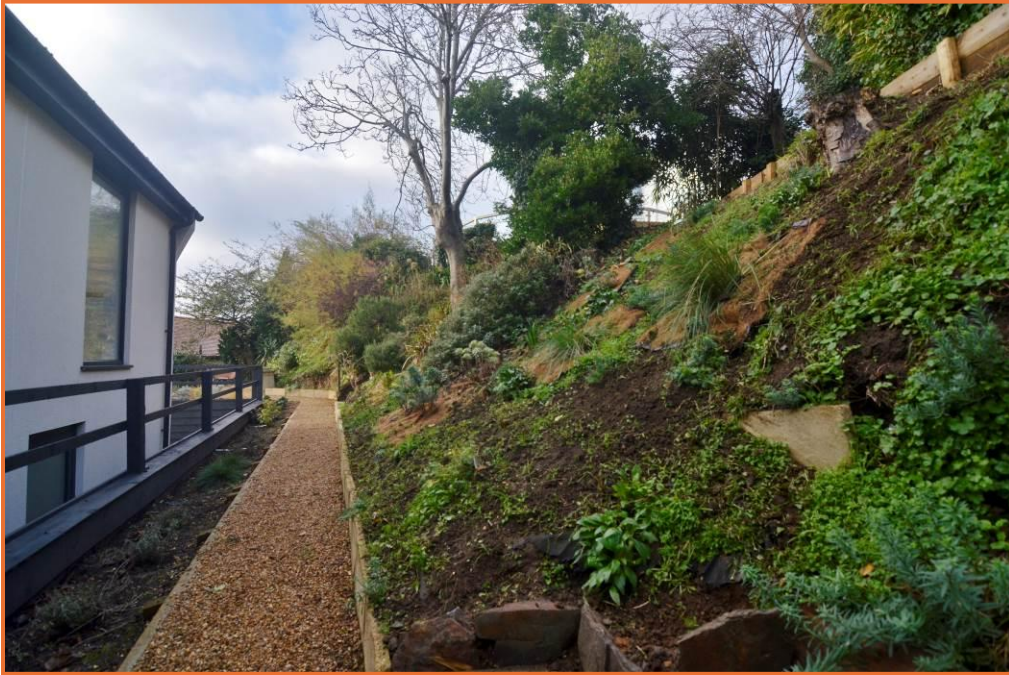
Band 'E'

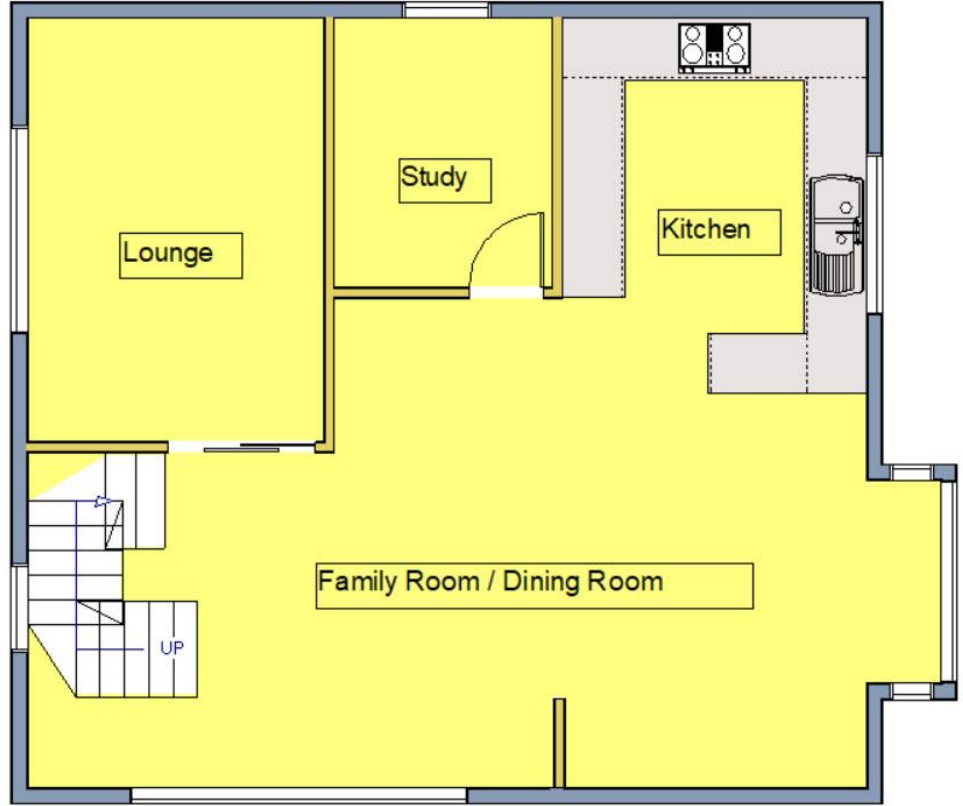
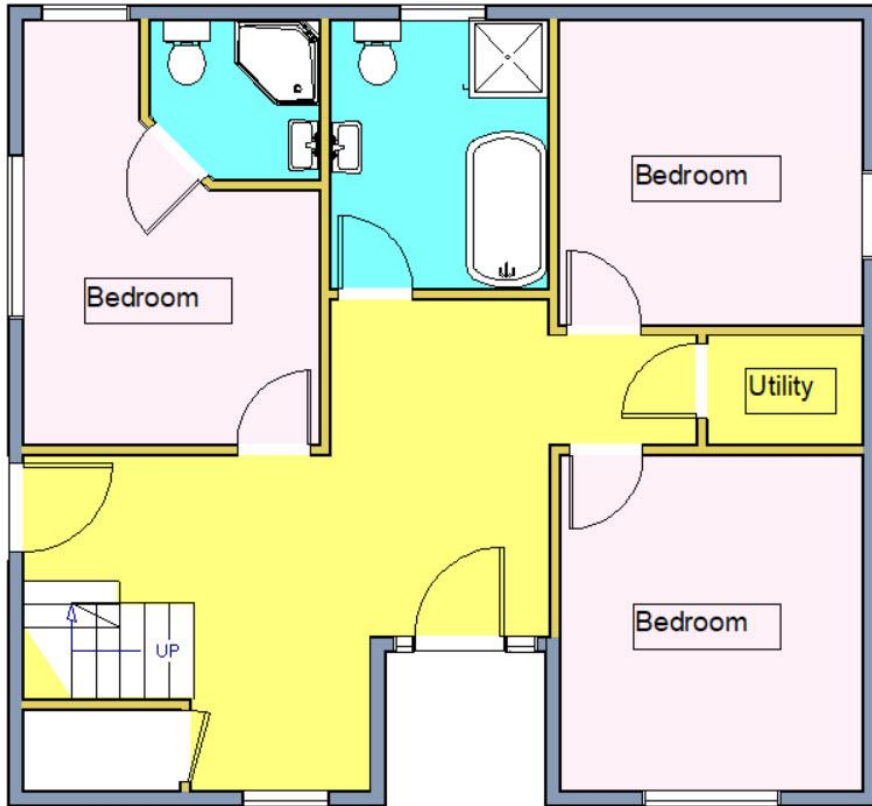












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM