



## 19 High Beach, Felixstowe, IP11 7LE

**£400,000 FREEHOLD**

Offered for sale with no onward chain is this rarely available charming 1920s bay fronted semi-detached house with views of the sea from the front aspect.





This beautifully maintained and tastefully decorated property has been used as a holiday retreat by its present owners and would potentially suit similar purchasers or clients looking to offer holiday lets, Airbnb or alternatively those purely seeking a wonderful home by the sea.

The accommodation briefly comprises entrance hall, open plan living space incorporating living room, dining room and kitchen area, ground floor cloakroom, three first floor bedrooms (two of which offer excellent sea views) and an en-suite facility to bedroom one in addition to the main family bathroom.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating with a combination boiler and hot water radiators, driveway to the front with parking for two vehicles and double gates leading to a further secure drive, and a low maintenance cottage style rear garden.

The property is situated a stones throw from the sea, promenade and popular Fludyer's boutique hotel and restaurant and is within half a mile from Felixstowe's main town centre shopping thoroughfare with a variety of both local and national high street stores available interspersed with popular restaurants and cafes.

#### **UPVC SEALED UNIT DOUBLE GLAZED DOOR**

Opening to :-

#### **ENTRANCE PORCH**

Quarry tiled floor, attractive stained glass leaded light entrance door opening to :-

#### **ENTRANCE HALLWAY**

Radiator, staircase leading to the first floor, door leading to the open plan living space with lounge area, dining area and kitchen.

#### **LOUNGE AREA 14' into bay reducing to 12' x 11' 6" (4.27m x 3.51m)**

Wall mounted living flame gas fire, radiator, UPVC sealed unit double glazed square bay style window to the front aspect with views of the sea, throughway to :-

#### **DINING ROOM AREA 12' x 11' 8" (3.66m x 3.56m)**

Two radiators, UPVC sealed unit double glazed window to the side aspect, UPVC sealed unit double glazed French doors opening to the rear garden, throughway to :-

#### **KITCHEN 11' 8" x 9' 6" (3.56m x 2.9m)**

Fitted with a comprehensive range of wood grain effect units comprising base cupboards and drawers with worksurfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in stainless steel single oven, stainless steel gas four ring hob with canopy style extractor hood above, cupboard housing wall mounted Vaillant gas fired combination boiler, tiled floor, space and plumbing for automatic washing machine, space for tall fridge/freezer, LED ceiling spotlights, UPVC sealed unit double glazed windows to the rear and side aspect.

#### **CLOAKROOM**

Re-fitted with a modern white suite comprising low level WC, corner hand wash basin with mixer tap, tiled splashback, tiled floor, LED spotlights, extractor fan.

#### **FIRST FLOOR LANDING**

Access to loft space with pull down loft ladder, built in double door storage cupboard.

**BEDROOM ONE 12' x 9' 6" (3.66m x 2.9m)**

Radiator, UPVC sealed unit double glazed window to the side aspect.

**EN-SUITE SHOWER ROOM**

Modern white suite comprising tiled shower cubicle with glazed folding door and Aqualisa shower, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, radiator, LED ceiling spotlights, shaver point, UPVC sealed unit double glazed window to the side aspect.

**BEDROOM TWO 12' 6" x 9' 6" (3.81m x 2.9m)**

Radiator, UPVC sealed unit double glazed window to the front aspect with excellent views of the sea.

**BEDROOM THREE 8' 8" x 5' 6" (2.64m x 1.68m)**

Radiator, UPVC sealed unit double glazed window to front aspect with views of the sea.

**BATHROOM 9' 4" 8' max reducing to 5' (2.84m x 1.52m)**

Fitted with a modern white suite comprising panel bath with mixer tap and shower attachments, glazed folding shower screen, tiled surround, radiator, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, radiator, ceiling spotlights, electric light with shaver point, UPVC sealed unit double glazed window to the rear aspect.

**OUTSIDE**

From the front garden there are secure double gates opening to a further Herringbone style block paved driveway enabling additional off-street parking and access to an attractive cottage courtyard style rear garden designed for low maintenance, being mainly shingled and partly paved, seating areas, pergola with vine, trellising and shrub borders.

**COUNCIL TAX** - Band 'D'



















