



8 Old Fort Road, Felixstowe, IP11 2GF

£395,000 FREEHOLD

Built by the Bloor Home group of developers in 2016 and offering sea views to the front aspect from each level is this beautifully presented three bedroom town house offered for sale with no onward chain.

In addition to the three bedrooms the property benefits from off road parking for two cars, a Juliette balcony in bedroom two, a covered balcony and en-suite shower room for bedroom one and a modern kitchen.

The accommodation in brief comprises entrance hall, lounge, kitchen/diner with utility area, cloakroom, on the first floor are two bedrooms, family bathroom and a study area, on the top floor is bedroom one with a dressing area, en-suite shower room and access to the covered balcony.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The current owners are using the property as a successful Airbnb for a number of years. A viewing is highly recommended to appreciate the light and spacious accommodation on offer.

Steps leading up to entrance door opening into :-

ENTRANCE HALLWAY

Radiator, stairs leading up to the first floor and door to :-

LOUNGE 16' 5" x 11' 9" (5m x 3.58m)

Radiator, bay window to the front aspect with sea views, TV point, under stairs storage cupboard and door opening into :-

KITCHEN/DINER 11' 7" x 11' 5" (3.53m x 3.48m)

Fitted worktops with matching splashback, fitted storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated appliances such as fridge/freezer, dishwasher, eye level Hotpoint oven, four ring Hotpoint hob with extractor above, tiled flooring, radiator, under counter lighting, windows and french door to rear aspect, opening into :-

UTILITY AREA 5' 7" x 3' 3" (1.7m x 0.99m)

Space and plumbing available for a washing machine, fitted worktop with storage cupboard below, cupboard above housing the Alpha combi boiler, tiled flooring, door to :-

CLOAKROOM

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

FIRST FLOOR LANDING

Study area with window to front aspect with sea views, radiator, storage cupboard, stairs leading upto the second floor and doors to :-

BEDROOM 2 15' 2" x 8' 4" (4.62m x 2.54m)

Radiator, Juliet balcony to front aspect with sea views.

BEDROOM 3 12' 9" x 8' 4" (3.89m x 2.54m)

Radiator, window to rear aspect.

BATHROOM 6' 8" x 6' 5" (2.03m x 1.96m)

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

SECOND FLOOR LANDING

Door to :-

BEDROOM 1 19' 3" x 11' 6" (5.87m x 3.51m)

Radiator, double width walk in wardrobe with mirror fronted sliding doors, additional single vanity wardrobe with mirror fronted sliding doors, access to the loft space, windows and door to front aspect, door to en-suite. Opening into :-

COVERED BALCONY

Covered decked balcony overlooking the Martello Tower and sea views.

EN-SUITE 9' 3" x 4' 8" (2.82m x 1.42m)

Modern suite comprising low level WC, hand wash basin with mixer tap, double width walk in shower, tiled flooring, part tiled walls, heated towel rail, spotlights and extractor, shaver point, obscured window to the rear aspect.

OUTSIDE

The front of the property enjoys views overlooking the Martello Tower and the sea to the front aspect from all floors with a small front garden which is mainly laid to lawn with steps leading up to the entrance door.

The rear garden of the property, upon entering from the kitchen/diner, is a raised deck with outside lighting and outside tap, steps leading down to the garden which is mainly laid to lawn and enclosed by fencing, and has a rear access gate leading onto the parking where there are two off road parking spaces.

AGENTS NOTE

We understand from the current owners there is an annual service charge of approximately £279 p.a. including the upkeep of the development.

The owners are willing to sell certain items of furniture and artwork currently at the property.

COUNCIL TAX

Band 'D'











