



Flat 2, 6 Sea Road, Felixstowe, IP11 2AU

£375,000 LEASEHOLD (WITH SHARE OF FREEHOLD)

Offered for sale with no onward chain and having undergone extensive modernisation and refurbishment by the current owner is this stunning three bedroom sea view apartment.

In addition to the three bedrooms the apartment benefits from a balcony with sea views, allocated off road parking, a share of the freehold with a long lease remaining, a modern kitchen and a modern shower room.

The accommodation in brief comprises entrance lobby, open plan lounge/kitchen/dining space, three bedrooms, shower room, cloakroom. Heating is supplied in the form of gas fired central heating from a combi boiler and windows are of double glazed construction.

The work carried out by the current owner includes re-plastering, re-wiring, re-plumbing including all new radiators, redecoration throughout, new flooring throughout, re-configuration of the internal accommodation including creating an open plan lounge/kitchen/dining space adding a walk in pantry and an additional cloakroom.

Located on Sea Road the property is within close proximity to Felixstowe town centre with Felixstowe Pier and Boardwalk café nearby. Flat 2 entrance is in the communal hallway which leads up from exterior steps.

DOOR OPENING INTO ENTRANCE LOBBY 7' 9" x 6' 7" (2.36m x 2.01m)

Phone entry system, radiator, picture rail, doors to :-

OPEN PLAN LOUNGE/KITCHEN/DINING SPACE 30' 2" x 15' (9.19m x 4.57m)

LOUNGE 15' 6" x 11' 10" (4.72m x 3.61m)

Laminate flooring, radiator, two floor to ceiling windows to front aspect with sea views, TV point, USB sockets, recessed lighting, picture rail, 5 amp light system and a large opening into :-

KITCHEN AREA 15' x 14' (4.57m x 4.27m)

Modern re-fitted kitchen comprising Quartz fitted worktops with matching upstand, shaker style units above and matching units and drawers below, large statement island with Quartz fitted worktop and shaker style units and drawers below, inset composite sink with mixer tap and single drainer, additional food prep inset composite sink with mixer tap, instant boiler water tap and filter cold water system, integrated appliances include fridge/freezer, dishwasher, washing machine and tumble dryer, Neff eye level double oven, Neff induction five ring hob with cooker hood above, walk in pantry, under counter lighting, spotlights, feature island and sink lights, breakfast bar, radiator, laminate flooring, picture rail, storage cupboard, door into inner hallway.

BEDROOM ONE 14' 5" into the bay x 10' 3" (4.39m x 3.12m)

Laminate flooring, radiator, bay window to front aspect with sea views, USB socket, door onto :-

BALCONY

Sea views to front aspect, outside lighting and heater.

INNER HALLWAY

Storage area, recess spotlights, doors to :-

CLOAKROOM

Suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboard below, heated towel rail, built in double toothbrush charger, storage cupboard, spotlights, obscure window to side aspect, laminate flooring.

SHOWER ROOM 8' 1" x 6' 10" (2.46m x 2.08m)

Modern suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards below, shower cubicle, part tiled walls, double built in electric toothbrush charger, heated towel rail, laminate flooring, recessed spotlights, extractor, obscured window to side aspect, airing cupboard housing Viessman combi boiler, heated towel rail.

BEDROOM TWO 14' 11" x 11' (4.55m x 3.35m)

Radiator, bay window to side aspect with sea views, picture rail, double glazed door to rear opening with fire escape, USB socket.

BEDROOM THREE 8' 3" x 7' 7" (2.51m x 2.31m)

Radiator, window to side aspect with sea views, recessed spotlights.

OUTSIDE

The apartment benefits from one allocated off road parking space. To the rear of the property each apartment has one brick built store.

TENURE - LEASEHOLD

With share of Freehold. All of the Flats in 6 Sea Road have a share of the Freehold, the Lease has 161 years remaining.

GROUND RENT AND SERVICE CHARGE

As there is a share of the Freehold no ground rent is applicable.

The monthly service charge is £100 which covers the house, building insurance, fire alarm system and maintenance, all exterior and communal repairs, lighting and maintenance. The service charge is reviewed annually.

COUNCIL TAX

Band 'B'











