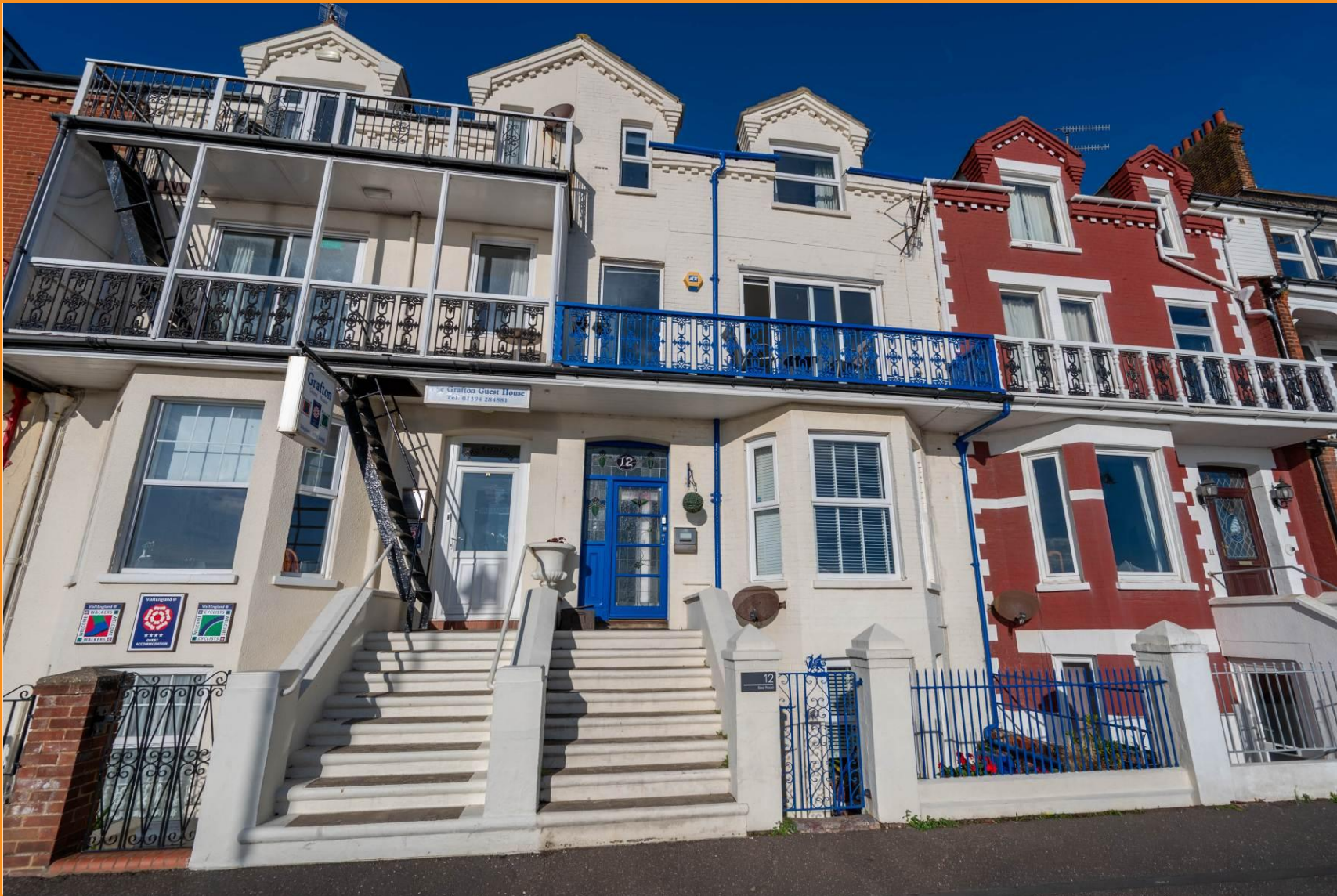




12 Sea Road, Felixstowe, IP11 2BB

£575,000 FREEHOLD

Enjoying panoramic sea views to the front elevation is this beautifully presented and rarely available substantial six bedroom Victorian terrace town house with accommodation set over four floors.

In addition to the six bedrooms the property benefits from an open plan kitchen/dining room, modern bathroom with additional shower room and an enclosed rear garden.

The accommodation in brief comprises entrance hall, lounge, shower room, utility room, on the lower ground floor is the kitchen/dining room with additional games room, on the first floor are three of the bedrooms and on the second floor are three further bedrooms and a family bathroom.

Additional benefits include a balcony off the main bedroom enjoying the panoramic sea views, windows are of double glazed construction and heating is supplied in the form of gas fired central heating to radiators.

Being located on Sea Road, the property is within close proximity to the Felixstowe Pier and Boardwalk café, family areas including amusements, Beach Street Market and SeaYou café/restaurant, Felixstowe Town Centre is approximately one and a half mile away.

A viewing is highly recommended to appreciate this seldom available and beautifully presented spacious family home.

STEPS LEADING UP TO STAINED GLASS ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH

With additional door opening into :-

ENTRANCE HALLWAY 27' 7" x 6' 2" (8.41m x 1.88m)

Radiator, stairs leading up to the first floor and further stairs leading down to the lower ground floor and doors to :-

LOUNGE 31' 3" x 13' 4" (9.53m x 4.06m)

Two radiators, bay window to front aspect with panoramic sea views, further window to rear aspect, original open feature fireplace with surround, fitted storage cupboards with shelving above.

SHOWER ROOM 6' 9" x 5' 3" (2.06m x 1.6m)

Modern suite comprising WC with hidden cistern, vanity wash hand basin with waterfall style mixer tap and storage cupboard below, walk in shower cubicle with electric shower over, radiator, obscured window to side aspect.

UTILITY ROOM 10' 7" x 9' 10" (3.23m x 3m)

Fitted worktops with space and plumbing available for a washing machine and tumble dryer below, electric radiator, window to side aspect, door to outside.

LOWER GROUND FLOOR

Radiator, fitted storage unit with sliding doors, door to outside the front of the property and opening into :-

DINING ROOM 17' 7" into the bay x 13' 4" (5.36m x 4.06m)

Laminate flooring, radiator, bay window to the front aspect, original feature fireplace and archway opening into :-

KITCHEN 14' 4" x 12' 6" (4.37m x 3.81m)

Re-fitted kitchen comprising Quartz fitted worktops with matching upstand, fitted storage units above and matching storage units and drawers below, central island with Quartz fitted worktop and storage units and drawers below and a five ring Bosch gas hob and Bu Matic cooker hood above. Composite one and a half bowl sink unit with hose style mixer tap and single drainer, integrated dishwasher, eye level Bosch double oven, space for American style fridge/freezer, under counter lights, door to rear garden, under stairs storage cupboard and door to :-

GAMES ROOM 10' 10" x 10' 4" (3.3m x 3.15m)

Windows and door to outside, storage cupboard and brick fireplace surround.

FIRST FLOOR LANDING

Radiator, stairs leading up to the second floor and doors to :-

BEDROOM ONE 19' 4" x 15' 2" (5.89m x 4.62m)

Vertical radiator, feature fireplace, window and sliding door to front aspect with panoramic sea views and opening out onto the balcony, wrought iron railings, spacious enough for a table and chairs and enjoys the panoramic sea views.

BEDROOM TWO 12' 6" x 12' 5" (3.81m x 3.78m)

Radiator, window to rear aspect.

BEDROOM THREE 12' x 10' 7" (3.66m x 3.23m)

(Currently being used as a Home Office), laminate flooring, radiator, windows to rear and side aspect.

SECOND FLOOR LANDING

Radiator, Velux window, access to loft space and doors to :-

BEDROOM FOUR 15' 4" x 11' 6" (4.67m x 3.51m)

Radiator, original feature fireplace, fitted storage unit, window to front aspect with panoramic sea views.

BEDROOM FIVE 12' 7" x 12' 7" (3.84m x 3.84m)

Original wood flooring, radiator, window to rear aspect.

BEDROOM SIX 11' 8" x 7' 2" (3.56m x 2.18m)

Radiator, window to front aspect with sea views.

FAMILY BATHROOM 12' x 10' 6" (3.66m x 3.2m)

Stunning re-fitted suite comprising low level WC, twin sinks with mixer taps and storage cupboard below, double width walk in shower cubicle and freestanding Victorian style bath with central mixer tap and shower head attachment, tiled flooring, heated towel rail, cupboard housing combination boiler, original feature fireplace, tiled walls and obscured window to side aspect, shaver point.

OUTSIDE

The rear garden of the property is relatively low maintenance and comprises a decking area with wooden pergola, pathway leading to the remainder of the garden which is raised on one side and shingled on the other, storage shed, rear access gate, and is enclosed by fencing, established mixture of fruit trees and plants, outside tap.

COUNCIL TAX

Band 'E'







