



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

SOUTH HILL, FELIXSTOWE, IP11 2AA

TENURE : FREEHOLD

GUIDE PRICE £650,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



On the ground floor there is a beautiful reception hall with stairs, cupboard under and doors leading off to the spacious **kitchen** with fitted units, space for range cooker, central island with inset butler sink, underfloor heating, multi fuel burner and double opening doors leading out into the garden and with views towards the sea.

A light and airy **living room** which has two large bay windows, one overlooking the garden and with views towards the sea, traditional style fireplace with gas fire, picture rail and Victorian style radiator. There is a **double bedroom** with window to the sided aspect, built in wardrobe, stylish modern **en-suite** which has a bath, separate double shower cubicle, WC and tiled walls and flooring. Also leading from the bedroom is a **utility room** which could be used as a large walk-in wardrobe if desired.



Heading up the stairs a feature height window allows natural light into the downstairs hallway and the spacious first floor landing which has two large built in cupboards and doors leading off into a **living room** which was originally a large **double bedroom** but has been changed to take advantage of the elevated views over the pier and sea from one of the two large bay windows. There is another feature gas fireplace and traditional picture rail.

Across the landing is a second **kitchen** which was also formerly a **bedroom** but changed to suit the current owners living requirements. This enables the property to be split and used with one floor as an **annexe** if required. It has a bay window to the side and is fitted with sleek modern units only two years old with built in double oven and hob with filter hood over, built in washing machine and dishwasher and space for large fridge/freezer.



There are two further **double bedrooms**, the first benefiting from tri-folding doors with views over the pier and sea leading onto a **balcony** with glass surround. There is another spacious and modern **en-suite** with window to the rear, double shower cubicle, vanity unit, heated towel rail and WC. The next **bedroom** is a light double aspect room again with another feature bay window to one side. Completing the first floor accommodation is the **bathroom** with window to side, bath with shower over, pedestal wash basin and WC.

Outside the property is approached through a set of double gates opening to a shared shingled driveway leading down to an area for parking two to three vehicles. There is a tiered side garden area with well stocked flower and shrub beds and steps leading up to a hard standing with large wooden shed. On the opposite side of the house is a private and **enclosed garden** area looking out towards the pier and sea with further flower and shrub beds and lovely ornamental tree. A beautiful spot to relax and enjoy the views.

Living Room 13' 8" (bay) x 12' 10" (bay) (4.17m x 3.91m)

Kitchen 16' 11" (recess) x 14' (5.16m x 4.27m)

Bedroom Three (plus en-Suite) 13' 10" x 10' 7" (4.22m x 3.23m)

Utility Room

Living Room/Bedroom One 13' 10" (bay) x 12' 11" (bay) (4.22m x 3.94m)

Kitchen 13' 1" x 11' 11" (3.99m x 3.63m)

Bedroom Two (plus en-suite) 14' 2" x 12' 8" (4.32m x 3.86m)

Bedroom Four 10' 7" x 10' 6" (3.23m x 3.20m)

Bathroom

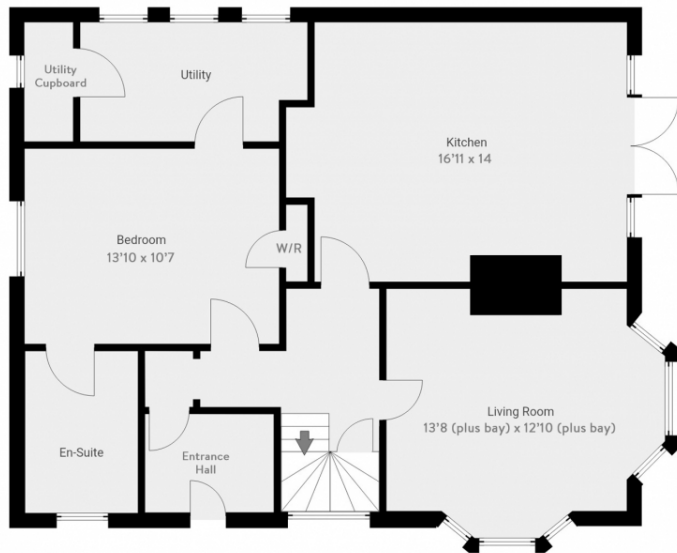
THE PROPERTY & LOCATION

A superbly presented and spacious four bedroom family home overlooking Felixstowe Pier and seafront, within walking distance of the town centre and close to all the seafront shops, bars, restaurants, leisure centre, theatre and amusements. The property must be viewed to be appreciated as there is over 1700 sq ft of flexible accommodation that can be used in different ways to maximise the views or even split to use one level as an annexe.

The town of Felixstowe offers a wide range of shopping facilities, eateries, cinema, schools, leisure facilities and a golf club. There is an historic fort at Languard Point where you will also find a nature reserve and viewing point for the largest port in the UK. Transport links include a bus service (picking up close to the property) to the far end of town and then Ipswich plus a railway station with trains to Ipswich where there are mainline links to London Liverpool Street.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Ground Floor



First Floor

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPHA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 5 South Hill, IP11 2AA

- Superb Four Bedroom Family Home
- Views Over The Pier to the Sea
- Two En-suites plus Bathroom
- Two Kitchens; Large Utility Room
- Off Road Parking
- Over 1700 sq ft of Flexible Accommodation
- Can be used for Annexe/Split Living
- Balcony to Bedroom with Sea Views
- Private Garden with Sea Views

Council Tax Banding : F



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU