



Jackson & Co

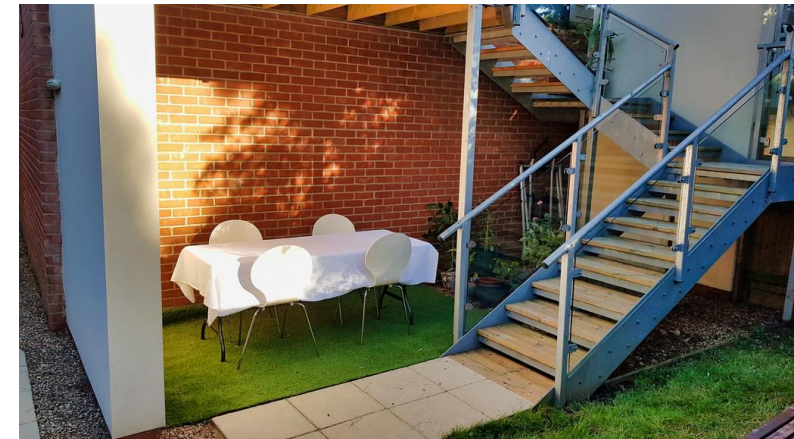


## Langer Road

Felixstowe, IP11 2HU

£300,000

Rarely available is this secluded property ideally located within close proximity to the Felixstowe Beach Seafront and is beautifully presented throughout, making this an equally suitable residential home, holiday home or investment.



# Property Features

---

- Open plan living ●
- Balcony with woodland views ●
- Double garage ●
- Fantastic Location ●

# Full Description

---

## DESCRIPTION

This \*luxury\* mews style property, in a secluded setting, with views onto a park, full-length doors onto the balcony, private garden, spacious double bedroom, open plan living area, bathroom and garage. Conveniently located within easy reach of the seafront and town centre. Benefits include home gas heating, double glazing, home hub technology, high ceilings, glass-fronted balcony with views of the park, private gated garden and large garage with remote electric roller door. Solid oak doors, staircase, and flooring (bedroom is carpeted). Approximately 457sqft on the first floor with an area of 458sqft below as the garage....

### Entrance

Solid oak front door. Oak stairs leading to the first floor. Glass bricks to front. LED spots. Radiator. Storage cupboard. Doors leading to:

Lounge/Kitchen/Diner 5.41m x 3.43m

### Kitchen area

A range of eye and base level units finished in high gloss effect with worktops over. Integrated electric oven, hob with extractor hood over, integrated washing machine, kickboard lighting and solid oak flooring. Space for fridge/freezer.

### Bathroom

Three-piece shower suite comprising low-level WC, hand basin and large shower cubicle with glass screen. Tiled floor. Radiator. Double glazed window to side.

Bedroom 4.32m x 3.16m

Velux windows to front. Double glazed windows to front. Radiator. TV, internet and 'phone sockets. Carpeted.

Garage 7.2m x 5.45m

Hörmann electric roller door with remote control access. Large open space for storage, cars, workshop or gym. Full light, water and electric installed.

### Garden

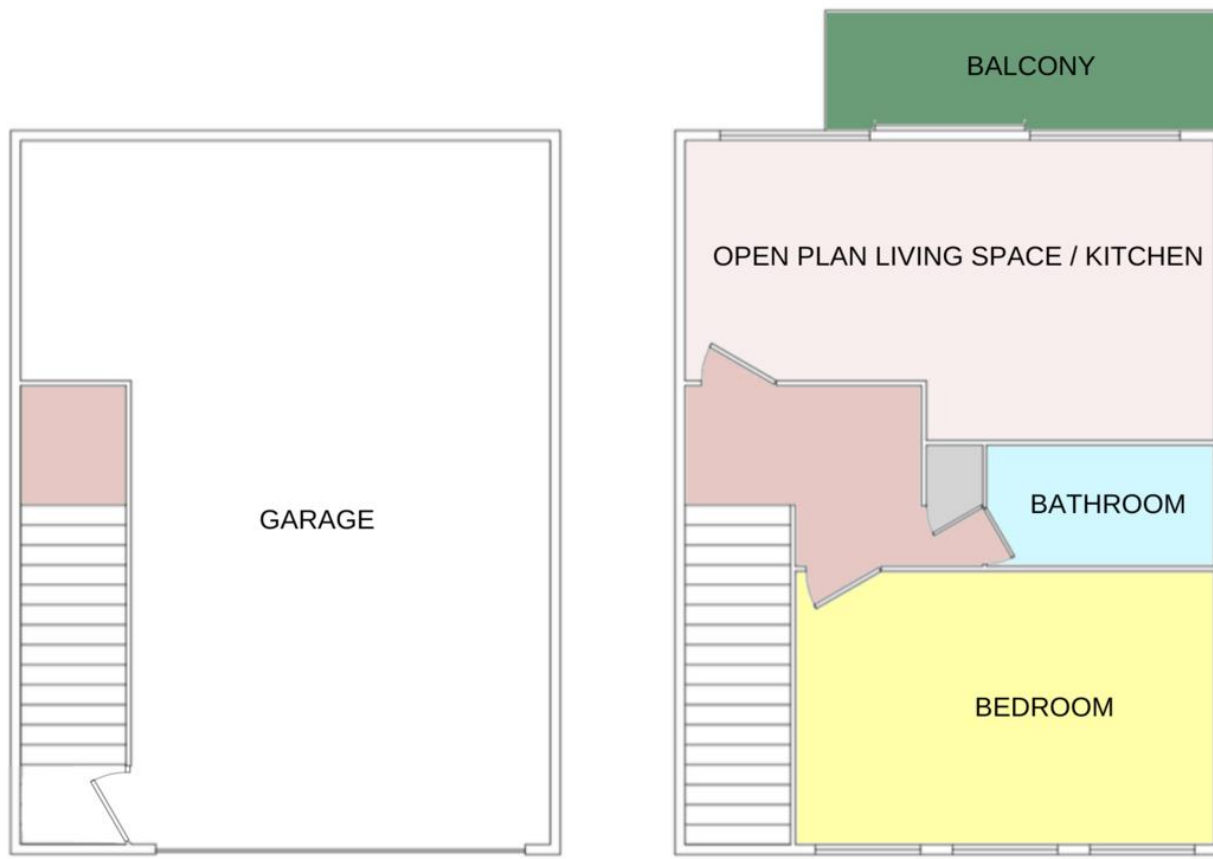
Balcony from first-floor living accommodation downstairs to private garden backing onto the park. Access to the side and front via a private, lockable gate. To the front of the property is parking for two cars and a front garden currently laid to shingle.

### Location

This property is located approximately 500 yards from the







%epcGraph\_c\_1\_263%

Jackson & Co  
43 Basepoint  
70-72 The Havens  
Ransomes Euro Park  
IP3 9BF

[www.jackson-ps.co.uk](http://www.jackson-ps.co.uk)  
[contact@jackson-ps.co.uk](mailto:contact@jackson-ps.co.uk)  
01473 722981

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements