




Guide price £160,000
Landguard Court, IP11



 2

Bedrooms

 1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

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With stunning unobstructed sea views and in exceptionally well kept condition, this two bedroom first floor apartment is ideally priced as a first time home, retirement property by the sea, or as an investment. Felixstowe's award winning beaches are just across the road and a host of cafes, restaurants and other popular attractions are all within walking distance. There is private allocated parking, with additional visitors parking places, and a telephone entry system. The spacious lounge/diner and both bedrooms have clear views of the sea. Early viewing is recommended.

Communal entrance

Main entrance door to the building with telephone entry system, leads into the communal hallway with stairs to the upper floors.

Entrance lobby

The apartment is located on the first floor, a lockable glazed door leads into an internal entrance lobby, which is shared with one other neighbour

Hallway

The front door of the property leads into the fully carpeted hallway, with wall mounted electric heater, built-in storage cupboard, and doors to:

Lounge 5.15m x 3.22m (16' 11" x 10' 7")

Window to front aspect with gorgeous unobstructed views of the sea, feature fireplace, carpets, feature light fitting, coving to ceiling, cupboard housing the hot water cylinder, and door to:

Kitchen 3.21m x 2.20m (10' 7" x 7' 3")

Wood effect laminate worktops with built-in single drainer stainless steel sink and mixer tap, space for cooker, space for washing machine, space for fridge freezer, range of eye level and floor level cupboards and drawers, tiled splashback, vinyl flooring, window to rear aspect.

Bedroom one 2.70m x 2.98m (8' 10" x 9' 9") to front of wardrobe

Window to front aspect with unobstructed sea views, built-in wardrobe with wood effect sliding doors, feature light fitting, carpet.

Bedroom two 3.50m x 2.03m (11' 6" x 6' 8")

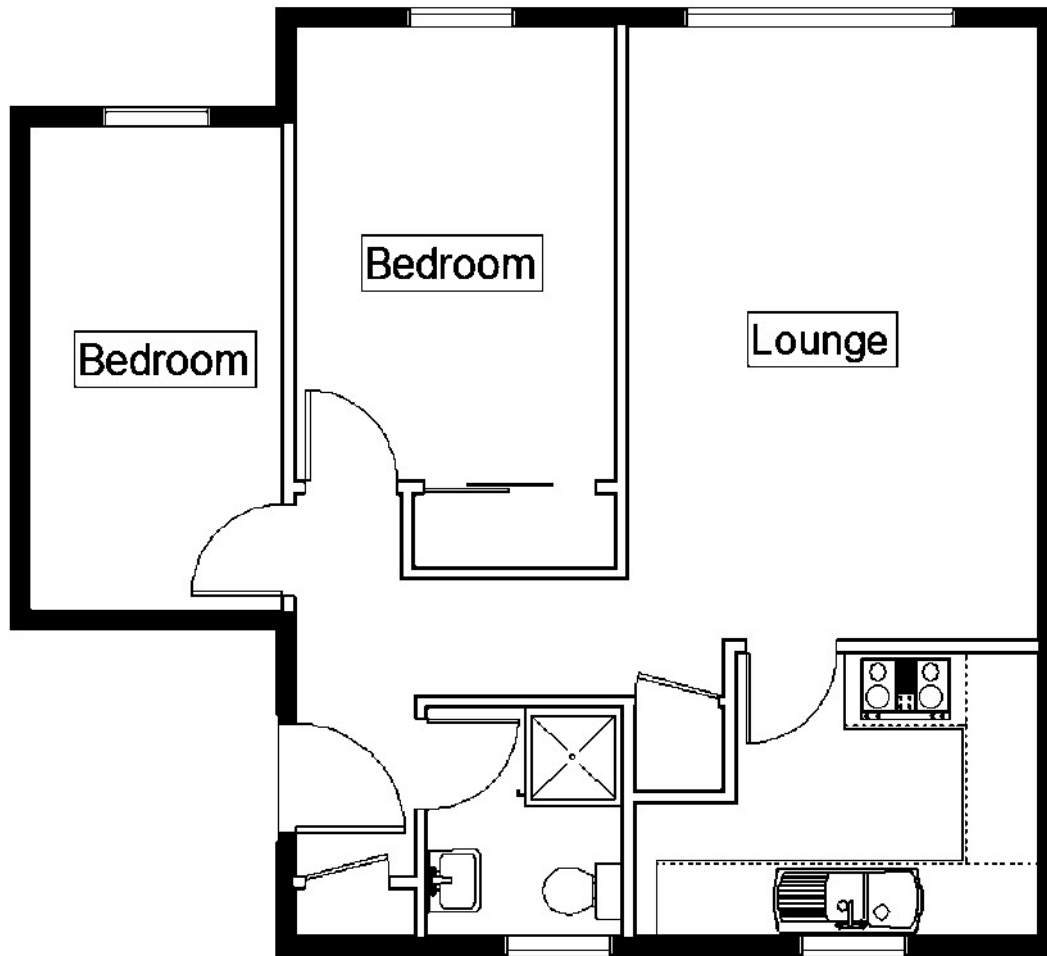
Window to front aspect with clear unobstructed sea views, feature light fitting, carpet.

Shower room 1.92m x 1.63m (6' 4" x 5' 4")

Window to rear aspect, walk-in shower with thermostatically controlled shower mixer tap, vanity unit with hand wash basin, WC, fully tiled walls, vinyl flooring, electric towel radiator.

Additional Information

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Address: Flat 5, Landguard Court, 58 Sea Road, FELIXSTOWE, IP11 2...
RRN: 0350-2158-1420-2225-7711

Energy Rating



England & Wales

EU Directive 2002/91/EC 

