



 2
Bedrooms

 2
Bathrooms



A beautifully presented two bedroom ground floor apartment, close to the sea front, private garden and off road parking. Viewing is highly recommended.

Stylish and modern, **two-bedroom ground floor apartment with side sea views, just steps from the sea.** Recently fully refurbished and finished to a high standard, this exceptionally well-presented home boasts a **bright and airy open-plan living space**, seamlessly combining the kitchen, dining, lounge and garden areas – perfect for entertaining and contemporary living.

The **master bedroom features a private en-suite**, the separate **bathroom** provides additional convenience. With its **prime coastal position**, this charming apartment is ideal for those seeking a relaxed lifestyle by the sea.

Externally, this property boasts a **fully enclosed rear garden**, ideal for outdoor dining or unwinding in privacy. To the front, a **private driveway** with two allocated spaces provides off-road parking. The property also benefits from completely new plumbing, electrics and insulation as well as a ring doorbell entry system.

Contact us today to arrange a viewing!

Entrance

Hard standing outside for parking, with EV charging point, and block paved path leading to the composite front door, which opens into a communal lobby. The lobby has the fire detection control panel, stairs to 1st floor, inset spotlights to ceiling and own personal front door to:

Inner hallway *6.01m x 1.20m (19' 9" x 3' 11")*

Quality wood effect laminate flooring, under stair storage cupboard with light and socket, tall radiator, airing cupboard housing the stainless Gladhill hot water cylinder with associated pump and pressure vessels, cupboard also houses the electrical consumer unit. Heating system is controlled with modern hive remote controllers and two remote thermostats one for the living area, one for the bedroom areas. Quality wood effect laminated flooring, sunken spotlights to ceiling. Doors to:

Living area - kitchen diner *6.98m x 3.20m (22' 11" x 10' 6")*

French doors to rear aspect, window to rear aspect, quality wood effect laminate flooring which continues through from hallway, the modern kitchen consists of solid wood worktops inset double butler sink, eye level and floor level cupboards, stylish patterned grey tiled splashback, matching solid wood island/breakfast bar with electric hob and stainless steel extractor hood above, built in double oven and grill, space for large American style fridge freezer, space for washing machine, space for tumble dryer, built-in Neff dishwasher, inset spotlights to ceiling, feature lights to ceiling above dining table area, chimneybreast, tall radiator, walk through to:

Living area - lounge *4.05m x 3.19m (13' 3" x 10' 6")*

Bay window to front aspect, radiator, chimney breast, carpet, sunken spotlights to ceiling.

Master bedroom *4.70m x 2.92m (15' 5" x 9' 7")*

Full length built-in double wardrobe, full length built-in single wardrobe, door and window to rear aspect, carpet, sunken spotlights to ceiling, TV point, door to:

Ensuite *1.41m x 1.93m (4' 8" x 6' 4")*

Quality wood effect laminate flooring, opaque window to front aspect, , chrome towel radiator, double sized walk-in shower with chrome and glass sliding shower door and thermostatically controlled shower mixer, built-in vanity unit with countertop, hand wash basin and WC.

Bedroom two *4.41m x 3.19m (14' 6" x 10' 6")*

French doors and window to rear aspect, radiator, carpet, connections for wall mounted TV, spotlights to ceiling.

Family shower room *3.16m x 1.62m (10' 4" x 5' 4") at widest*

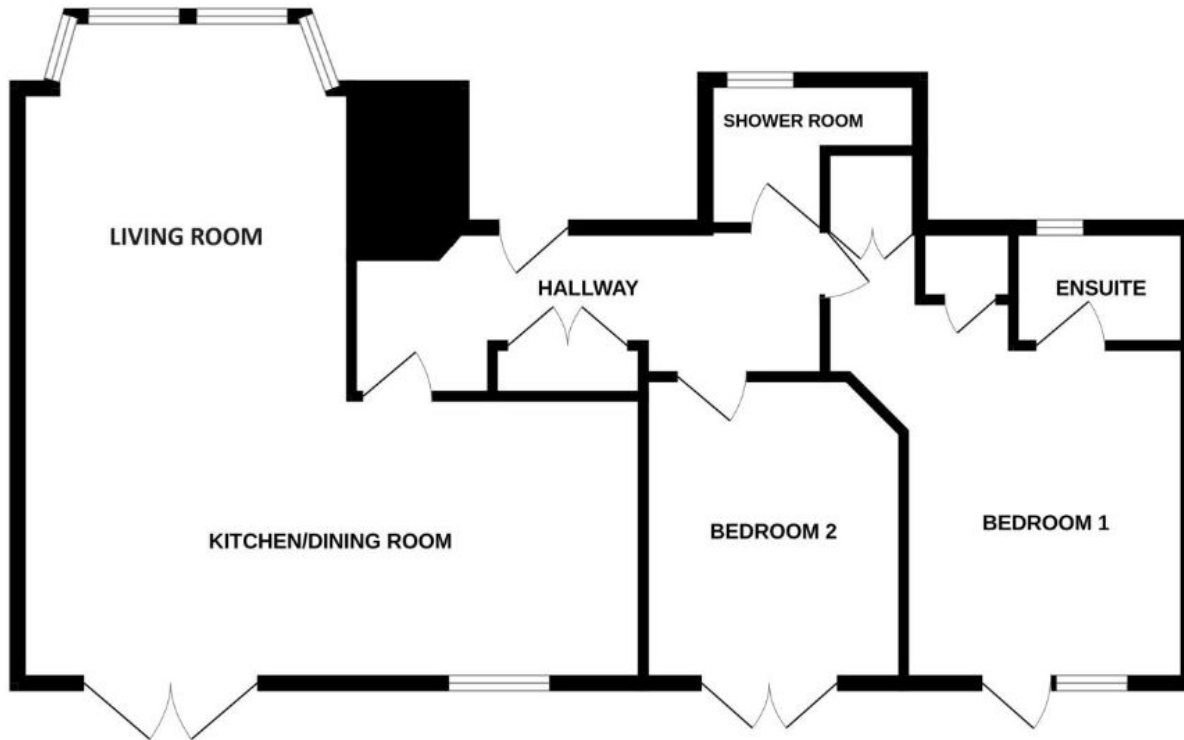
Opaque, window to front aspect, walk in shower with chrome and glass hinged door, thermostatically controlled shower mixer, with floor-to-ceiling stylish aqua boarding. Built-in vanity unit with cupboards under and countertop hand wash basin with mixer tap, WC, chrome towel radiator, quality wood effect laminate flooring, sunken spotlights to ceiling.

Garden *5.91m x 13.00m (19' 5" x 42' 8")*

The charming, fully enclosed and relatively low-maintenance garden is accessed from the open plan living area as well as from both bedrooms. There is a slightly raised patio area outside the bedrooms, a further paved patio leading out from the dining area. The remainder of the garden is laid to lawn with a hard base area ideal for outdoor seating and sun canopy. Large 2-section shed measuring 1.14 m x 5.9 m, with electric & lighting. Garden is fully enclosed with wood panel fencing, concrete gravel boards, concrete fence posts and there are gates to the side allowing access along the side of the house to the front and a further storage area for bicycles, on the side.

Additonal Information

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

