



Guide price £375,000
Marine Parade Walk, Felixstowe, IP11



3

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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SEA VIEWS - Terraced town house. Built to high specification. Juliet balcony. Seaside location. Downstairs W/C. Three bedrooms. UPVC double glazing throughout. Gas central heating. Off-road Parking that accommodates two vehicles. Uninterrupted sea views. En-suite facilities. 2015 build.

Beachside living with fabulous views and private parking: Why settle for the ordinary when you can wake up to uninterrupted views of the sea? There is plenty of space and light, modern bathrooms and kitchen, private parking and that holiday atmosphere all year round. This modern town house ticks all the boxes for the discerning buyer who is looking for the extraordinary. Practical accommodation combined with the joys of living the dream, in a desirable location. The property benefits from a large en-suite master bedroom, overlooking the sea, two additional double bedrooms, a family bathroom and ground floor cloakroom. There is even a back garden with a raised terrace of wooden decking and storage below. This isn't just a house, this is a lifestyle. Early viewing is highly recommended to truly appreciate this property.

Entrance hallway

Composite front door, radiator, stairs to first floor

Lounge 4.55m x 3.59m (14' 11" x 11' 9")

Window to front aspect, radiator, built in cupboard under the stairs housing the electrics, door to:

Kitchen/diner 3.72m x 3.55m (12' 2" x 11' 8")

Range of high glass wall and base level units with worktop over, stainless steel sink drainer unit with mixer tap, built in electric double oven, built in Hotpoint four burner electric hob with extractor over, space for dishwasher, built in fridge/freezer, tiled floor, utility area with cupboard housing combi boiler and space for washing machine, double glazed French doors leading to rear garden

Cloakroom 1.77m x 1.06m (5' 10" x 3' 6")

WC, basin, radiator, extractor fan

First floor landing 6.03m x 2.01m (19' 9" x 6' 7")

Window to front aspect with sea views, radiator, stairs to second floor, built in cupboard, doors off.

Bedroom two 4.18m x 2.57m (13' 9" x 8' 5")

Window to front aspect with SEA VIEW, radiator

Bedroom three 3.90m x 2.57m (12' 10" x 8' 5")

Window to rear aspect, radiator, built in wardrobe

Family bathroom 2.06m x 2.00m (6' 9" x 6' 7")

Window to rear aspect, WC, basin, bath with shower mixer, spotlights to ceiling, partially tiled walls, towel radiator

Master bedroom 6.20m x 3.50m (20' 4" x 11' 6")

Juliette balcony with UPVC double glazed French doors to front with SEA VIEWS, velux window to rear , radiator, built in wardrobe

En-suite 2.49m x 1.65m (8' 2" x 5' 5")

Double walk in shower, WC, basin, Velux window to rear aspect, partially tiled, towel radiator

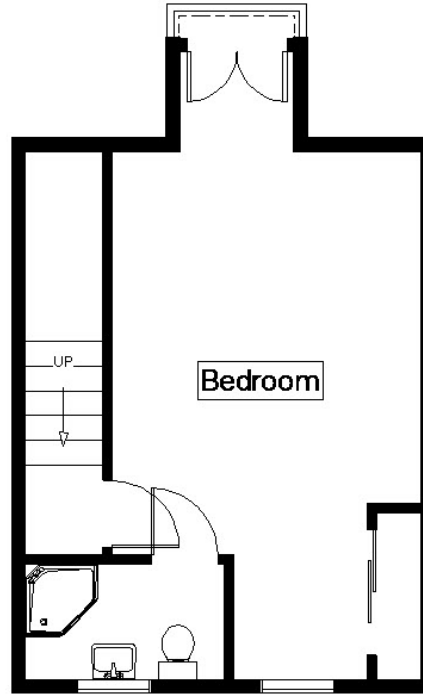
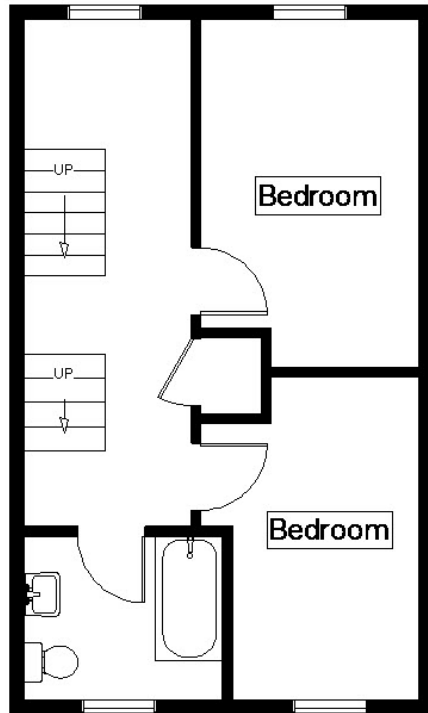
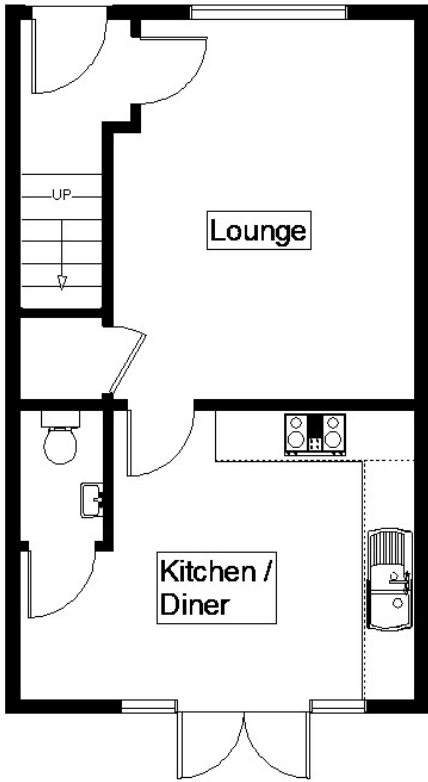
Outside


The houses are elevated, above sea level, with a front garden, mainly laid to lawn and steps leading up to the front door. To the rear there is a raised decking area with 7 steps down to paved patio area, which is fully enclosed, with an outside tap, outside light and a double gate to the rear leading to a tarmac parking area. There is also sufficient parking for 2 vehicles.

Additional information

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Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. The front lawn is maintained by the management company, in return for a relatively small annual fee, further details can be supplied on request.



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 96 |
| (81-91) B | 86 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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