



£205,000

Undercliffe, Wolsey Gardens, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Nestled in the sought-after area of Wolsey Gardens, this charming two-bedroom ground-floor flat offers an exceptional coastal lifestyle with sideways sea views. Boasting a private garden, a garage, and a prime location just moments from the seafront, this property is perfect for those seeking a tranquil yet convenient home.

The flat features a spacious lounge with large windows allowing natural light to flood in, a well-equipped modern kitchen, two generously sized bedrooms, and a bathroom. The private garden provides an ideal outdoor space for relaxation and a spot of gardening, while the garage offers secure parking or additional storage.

With Felixstowe's promenade, town centre, and local amenities just a short walk away, this delightful home combines seaside charm with everyday convenience. An opportunity not to be missed—contact us today to arrange a viewing!

Entrance Hall

UPVC double glazed front entrance door with matching side glazed panels. Solid wood Maple flooring. Built in cupboard housing electric meter. Built in cloaks and storage cupboard. Smoke alarm (not tested), coving to ceiling. Doors to:

Open Plan Lounge/Diner & Kitchen *26' 0" x 13' (7.92m x 3.96m) Narrowing to 8'*

Lounge/Diner Area; (approx. 15' x 13') Upvc double glazed patio doors opening to sun terrace & garden with restricted Sea Views. UPVC window to side aspect. Two Newlec electric wall mounted heaters, tiled flooring. Kitchen Area; (approx. 11' x 8') UPVC double glazed window to front aspect. Matching range of contemporary style wall and base units with worktops, stainless steel single drainer sink unit with chrome mixer tap, integrated dishwasher, freestanding Stoves cooker (can be included in the sale) with a stainless steel chimney style extractor hood over, freestanding Bosch washing machine (can be included in sale), space for fridge freezer.

Bedroom One *13' 3" x 13' 3" (4.04m x 4.04m)*

UPVC double glazed window spanning length of wall giving views over the garden & restricted sea views. Built in triple wardrobe with sliding doors and matching cupboard. Newlec wall mounted electric heater.

Bedroom Two *13' x 8' (3.96m x 2.44m)*

UPVC double glazed window to front aspect, wall mounted electric heater.

Bathroom

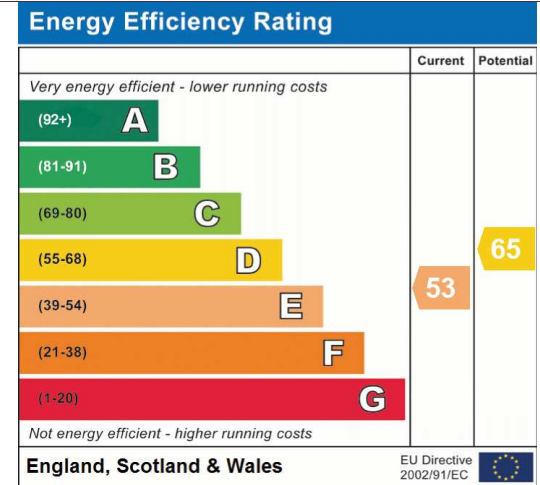
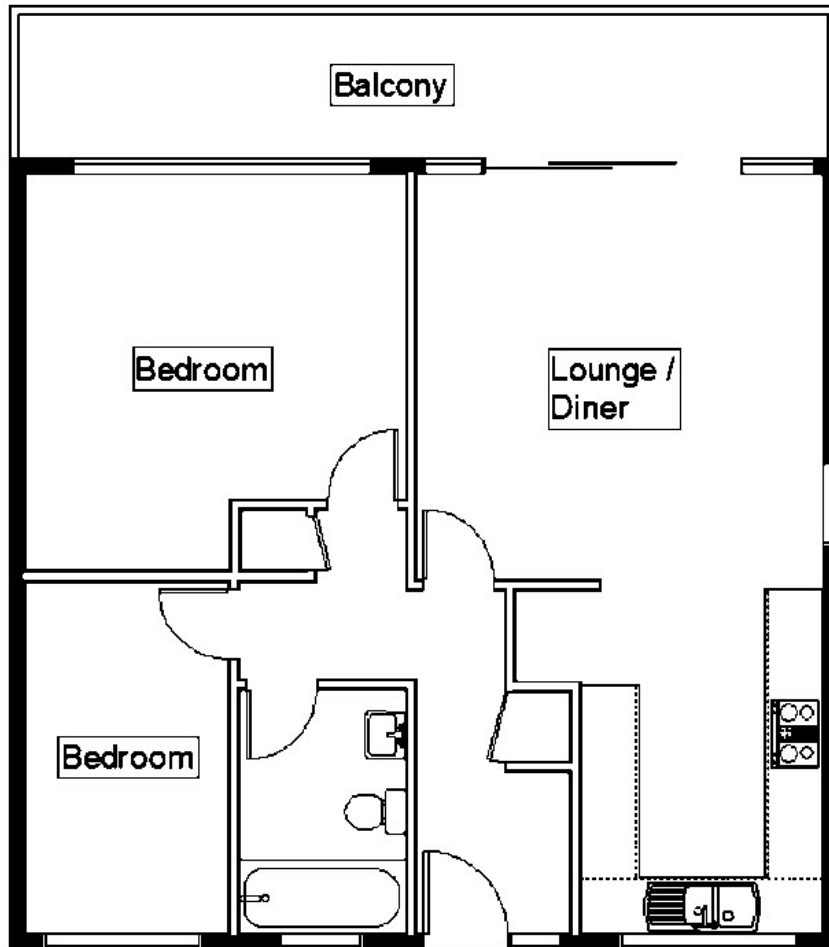
Obscurely glazed UPVC double glazed window to front aspect. White bathroom suite comprising; panel enclosed p-shaped bath with shower fitment over and glazed shower screen, white vanity unit with inset sink with chrome mixer tap and low level flush wc. Wall mounted Eldom electric water heater.

Garage

The garage is accessed via the seafront and has an up and over door with power and light.

Additional Information

Tenure - Leasehold (Approximately 995 years years remain) Ground Rent Per Annum - £0.00 Service charge Per Annum - £1,650.00, Council Tax Band - A (2024/25: £1,340.73) Services - We understand that mains water, drainage, gas and electricity are connected to the property. * Property Type - Mid-floor flat Total Floor Area - 66 square metres Total Plot Size - N/A Please note: There is an annual meeting, during which service charges are discussed but not necessarily revised upwards or downwards. Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and 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.



Address: Undercliffe, Wolsey Gardens, IP11

