



£110,000

Suffolk Sands Holiday Park, IP11



2

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Situated on the peaceful Suffolk Sands Holiday Park in Felixstowe, this beautifully presented two-bedroom **2018 Delta Canterbury Lodge** offers a unique opportunity to enjoy coastal living with stunning views directly overlooking the nature reserve and sea. Fully furnished and ready to move into, the lodge features a spacious open-plan living area with a stylish, modern kitchen complete with an integrated microwave, oven, dishwasher, American-style fridge freezer, and a built-in wine cooler – ideal for entertaining or relaxed living. The lounge is furnished with two luxurious leather electric reclining two-seater sofas, creating a cosy and comfortable space to unwind.

The accommodation comprises two generously sized bedrooms – one double and one twin – each with its own walk-in wardrobe, an en-suite shower room featuring a WC, sink, and shower to the master bedroom and a Jack and Jill door from the second bedroom to the family bathroom. A washer-drier is also included. Outside, the lodge benefits from decking on the side, extending around the rear, with integrated outdoor lighting. The exterior also features skirting around the base for a clean, finished look, a

handy outside tap, and a storage shed.

Additional benefits include hard standing parking for two vehicles, and the lodge is being sold fully furnished with all contents included. Whether you're searching for a peaceful coastal holiday retreat or a stylish second home, this exceptional lodge combines comfort, practicality, and an enviable location beside both the sea and nature reserve.

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Outside

Hardstanding to side with parking space for two vehicles. Bespoke Veranda with glass panels on entrance side which widen to create large outdoor terrace to the rear with views towards the nature reserve and the sea.

Entrance lobby and utility area *2.30m x 1.60m (7' 7" x 5' 3")*

UPVC fully double glazed front door and window to side aspect, radiator, built-in storage cupboard which also houses the Morocco GB 30 series 2LPG gas combination boiler, marble effect laminate worktop with cupboard and integrated washing machine under and eyelevel matching cupboards over, extractor fan, coat hooks, sunken spotlights to ceiling, tile effect vinyl flooring, door to:

Open plan living area *5.90m x 6.20m into alcove (19' 4" x 20' 4")*

Sliding patio doors to rear, opening onto the terrace with views towards the sea and nature reserve, two windows to one aspect on the side a further window to the other side aspect, Apex ceiling with sunken spotlights, feature fireplace, two radiators, carpet through lounge area, Tile effect vinyl flooring to kitchen diner area, fully built in luxury kitchen with marble effect worktops, inset one and a half bowl sink, integrated dishwasher, five burner LG LGB gas range style billing branded cooker with stainless steel extraction hood over and glass panel splashback behind, range of stylish modern cupboards and drawers at floor level with matching eyelevel cupboards and integrated microwave oven, space for fridge freezer, central island with matching marble effect laminate worktop to top and sides with cango branded pop-up power sockets, cupboards and drawers under in the style of the kitchen and also a wine bottle cooler. Space for dining table and chairs with feature chandelier above. Door to:

Internal hallway *2.89m x 0.90m (9' 6" x 2' 11")*

Radiator, sunken spotlights to ceiling, carpet, hatch to roof void, built-in cupboard with shelf and hanging rail and tile select vinyl flooring doors to:

Family bathroom *2.02m x 2.64m at widest(6' 8" x 8' 8")*

Window to side aspect, radiator, extractor fan, vinyl flooring, P shaped bath with thermostatically controlled shower mixer tap, chrome and glass shower screen, vanity unit with wash hand basin, glass medicine cabinet with integrated lighting, WC, chrome radiator, extractor fan, door to large storage cupboard

Large storage cupboard/wardrobe/dressing room *1.35m x 2.01m (4' 5" x 6' 7")*

Ceiling light, carpet, two hanging rails with shelves to one side and other side has a set of open shelves with three drawers underneath and two smaller hanging rails with shelves, the dressing room has two doors one leading to the family bathroom the other leading to bedroom two

Bedroom two *2.90m x 2.80m (9' 6" x 9' 2")*

Window to side aspect, radiator, shelf with mirror over, carpet. Door to the dressing room.

Master bedroom *2.90m x 3.26m (9' 6" x 10' 8")*

Window to side aspect, radiator, ceiling light and matching wall lights, fixed headboard, desk with mirror over, walk-in wardrobe with drawers, shelves, hanging rails and small cupboard housing the electric consumer board. Door to:

Ensuite shower room *1.64m x 1.52m (5' 5" x 5')*

Window to side aspect, chrome towel radiator, corner shower fully backed with single piece EPC panelling also with chrome and glass sliding doors, vanity unit with hand wash basin, glass mirror with in-built lighting, WC, one flooring, extractor fan

Additonal Information

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