



£225,000

Undercliffe, Wolsey Gardens, Felixstowe, IP11



 **2**
Bedrooms

 **1**
Bathroom

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

01394 275276



Wainwrights presents this beautifully presented two-bedroom maisonette at Undercliffe, Wolsey Gardens, Felixstowe. Offering sea views, a private garage, and a south-facing balcony, this property combines comfort, style, and a prime coastal location.

Set just moments from Felixstowe's picturesque seafront and within easy walking distance of the town centre and local amenities, this home is perfectly positioned for enjoying all that seaside living has to offer.

Arranged over two floors, the accommodation comprises a bright and airy lounge with direct access to the balcony overlooking the sea – ideal for morning coffee or evening sunsets. A separate, well-appointed kitchen completes the entrance level. Upstairs are two generously sized double bedrooms and a modern bathroom.

This home is ideal as a permanent residence, a relaxing coastal getaway, or an attractive rental investment.

Viewing is highly recommended. Contact Wainwrights today to arrange

your appointment.

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Outside front

The outside front main entrance to the gardens and stairwell is via Wolsey Gardens, which has a digitally coded entry gate. The staircase leads down to the walkway, and personal entry to the flat is through a fully UPVC double-glazed front door.

Entrance hallway *4.43m x 1.50m (14' 6" x 4' 11") narrowing to 0.9*

There is a UPVC double glazed window panel full length to the side of the front door, built-in cupboard containing the electrical consumer unit, and space for tumble dryer, wall mounted electric fan heater, feature lighting to ceiling, wooden rail, carpet, stairs to 1st floor, doors to:

Lounge/diner *4.10m x 3.55m (13' 5" x 11' 8")*

Floor to ceiling full width UPVC double glazed window and door to sea facing balcony with south aspect, under stairs storage cupboard, wall mounted storage heater, carpet, door leading to:

Kitchen *3.55m x 2.46m (11' 8" x 8' 1")*

Full width UPVC double glazed window overlooking walkway and gardens, wood effect laminate flooring, wall mounted storage heater, wood effect laminate worktop with inset single drainer stainless steel sink, integrated hob and integrated oven, space for dishwasher, space for washing machine, space for tall fridge freezer, eyelevel cupboards, floor level matching cupboards and drawers, fully tiled walls over the counters

Top landing *1.71m x 0.90m (5' 7" x 2' 11") L Shaped*

Wooden dado rails, carpet, doors leading to:

Master bedroom *4.10m x 3.56m (13' 5" x 11' 8")*

Full width window to rear aspect looking out to the sea, wall mounted storage heater, candelabra effect light fitting to ceiling, carpet.

Bedroom two *3.52m x 2.49m (11' 7" x 8' 2")*

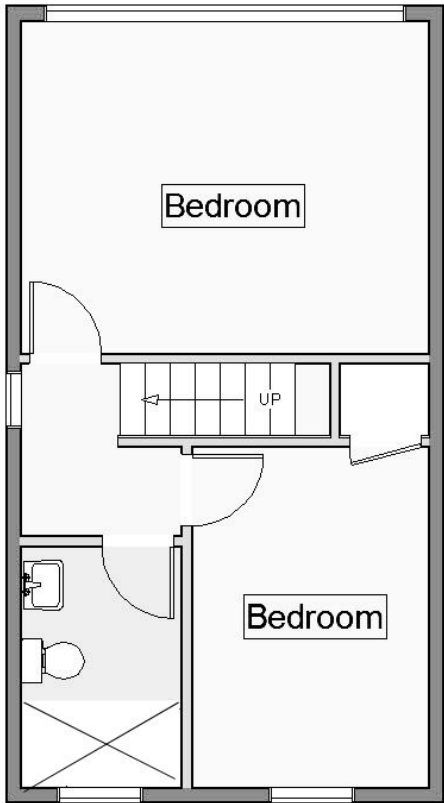
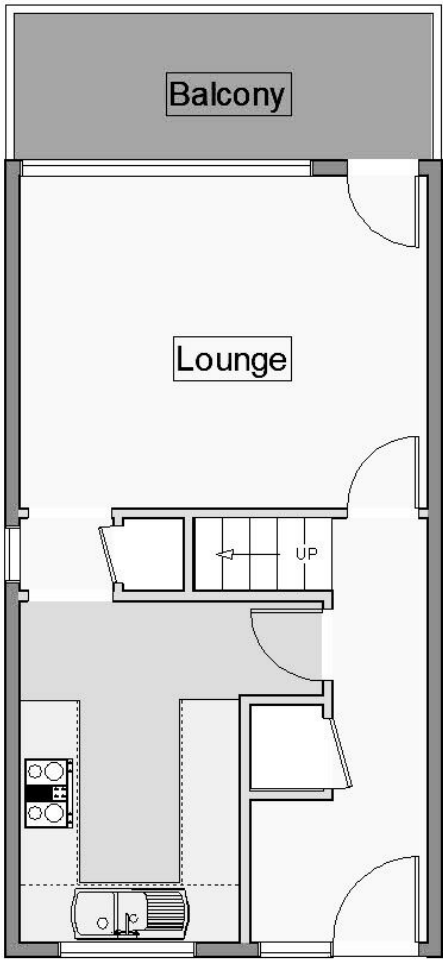
Full width window to front aspect overlooking the gardens, built in airing cupboard housing the hot water cylinder, wall mounted electric heater, carpet.


Shower room *2.61m x 1.48m (8' 7" x 4' 10")*

Modern shallow edged walk-in shower with chrome and glass screen and Triton electric power shower over, vanity unit topped with hand wash basin, WC, eyelevel cupboards, window to front aspect UPVC double glazed opaque glass, chrome towel radiator, fully tiled walls, wood effect laminate flooring.

Additional Information

Tenure - Share Of Freehold (Approximately 991 years years remain) Ground Rent Per Annum - £00.00 Service charge Per Annum - £2,190.00 EPC Rating - Current is 74C and potential to be 81 B Council Tax Band - A (2025/26: £1,472.20) Services - We understand that mains water, drainage, gas and electricity are connected to the property. * Property Type - Mid-floor flat 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	81
(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 

Address: Wolsey Gardens, IP11

