



Guide price £165,000
Beach Station Road, Felixstowe, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this spacious three-bedroom first-floor flat in Beach Station Road, Felixstowe, offering generous accommodation and a superb location close to the seafront, the docks and the Haven Exchange Business Park, this property is ideal for coastal living or as a buy-to-let investment.

The flat features a lounge, separate fitted kitchen-diner, two double bedrooms, one single bedroom, and a family bathroom. Set on the first floor, the property enjoys excellent natural light and a comfortable layout suited to families, couples, or sharers.

Perfectly positioned within walking distance of the promenade, the popular beach street food and entertainment hub, and local transport links, this property offers a fantastic opportunity to enjoy life by the sea.

Early viewing is recommended. Contact Wainwrights to arrange your viewing today.

Entrance hallway

UPVC partially double glazed door opens into lobby with stairs to half landing. Window to side aspect, space for coat hooks, staircase with handrail leading up to 1st floor

First floor hallway *5.23m x 0.91m (17' 2" x 3')*

Glass panelled wooden interior door at the top of the stairs opens into the first floor hallway. Picture rail, tall skirting, carpet, two built-in storage cupboards one of which has a radiator inside, doors leading to:

Living room *4.26m x 3.64m (14' x 11' 11") into alcove*

UPVC double glazed window to rear aspect, radiator, picture rail, tall skirtings, chimney breast with tiled feature fireplace and decorative electric fire, carpet.

Bedroom one *4.26m x 3.65m (14' x 12') into alcove*

UPVC double glazed window to front aspect, chimney breast with decorative fireplace and wooden mantel piece, picture rail and tall skirtings, radiator, carpet.

Bedroom two *3.15m x 3.35m (10' 4" x 11') at widest*

UPVC double glazed window to front aspect, radiator, picture rails, skirtings, vinyl flooring.

Bedroom three *3.20m x 2.26m (10' 6" x 7' 5")*

UPVC double glazed window to front aspect, radiator, picture rail, skirtings, vinyl flooring.

Bathroom *2.32m x 1.82m (7' 7" x 6')*

Opaque UPVC double glazed window to side aspect, Jacuzzi bath with shower mixer tap, vanity unit with wash hand basin on top, WC, chrome towel radiator, skirtings, vinyl flooring, partially tiled walls.

Kitchen diner *3.64m x 3.00m (11' 11" x 9' 10")*

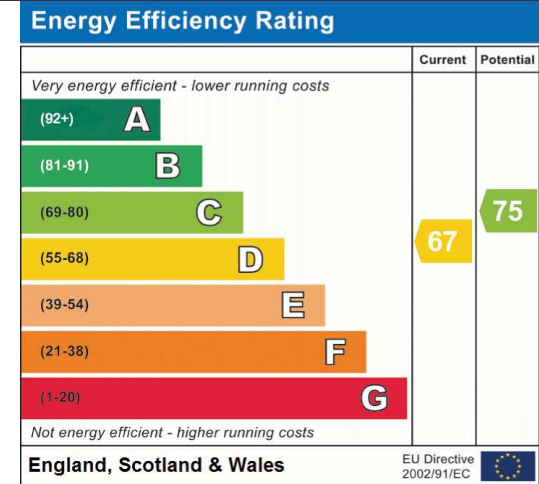
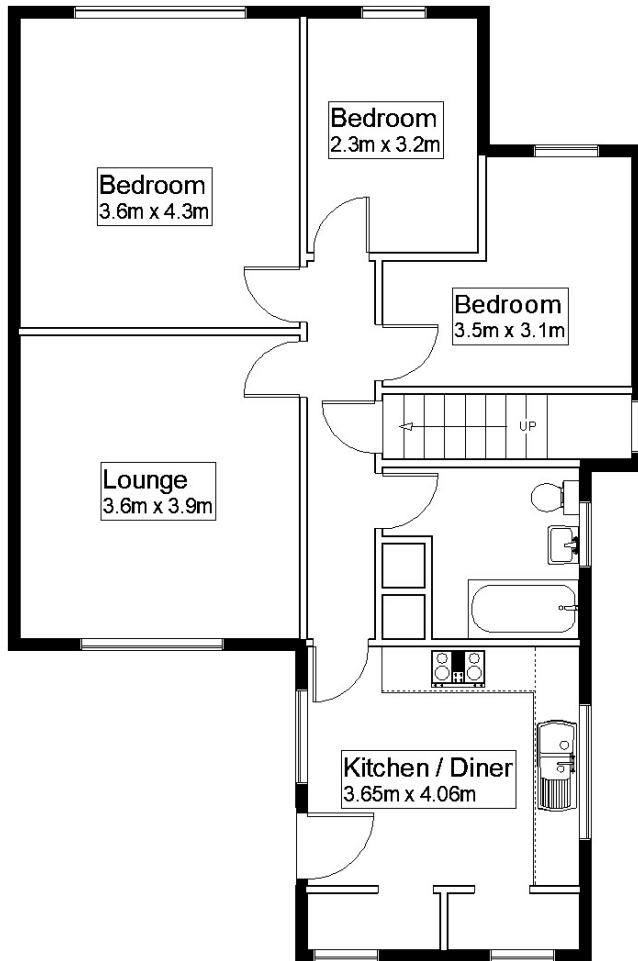
Windows to both side aspects, door to external staircase, radiator, two large built-in cupboards, one cupboard houses the gas Combi boiler, space for tumble dryer, space for upright fridge-freezer and window to rear aspect, kitchen worktop is granite, with shaker style floor level and matching eyelevel cupboards and drawers, built-in induction hob, integrated double oven, extraction hood, space for washing machine, space for under counter fridge, space for under counter freezer, inset single drainer composite sink with chrome mixer tap over, vinyl flooring, feature light fitting to ceiling.

Back garden *Shared Garden*

Staircase leads down to the shared garden, mainly laid lawn with planters to the edges and fully enclosed with wooden panelled fence. The garden is only shared with the flat below.

Additional Information

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