



Guide price £205,000
Beach Road East, Felixstowe, IP11



2

Bedrooms



1

Bathroom

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

01394 275276



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Wainwrights presents this charming and spacious two-bedroom top-floor apartment, ideally located at Glenside, Beach Road East, Felixstowe. Just moments from the seafront, this well-maintained period property offers a fantastic blend of character and coastal living. Accessed via a private entrance the flat opens into a light-filled layout featuring a generous living room with front-facing windows. The modern kitchen includes grey shaker-style units, integrated appliances, and wood-effect worktops and views to the side. Both bedrooms are well-proportioned; the main bedroom enjoys dual-aspect windows and a built-in cupboard, while the second benefits from built-in storage, spotlights, and windows to the rear aspect. The bathroom is fitted with a white three-piece suite including a corner bath with shower mixer taps, complemented by partially tiled walls and vinyl flooring. A standout feature is the rooftop accessed via an internal staircase, offering panoramic views across Felixstowe and out to sea. Additional benefits include gas central heating, double glazing, and an allocated parking space. With a prime coastal location, versatile layout, and share of freehold this property makes an ideal home, seaside retreat, or investment opportunity.

Entrance hall, stairs and internal landing 5.30m x 1.60m (17' 5" x 5' 3")

The main entrance to the building is via the beautifully landscaped front garden and through the communal front door, with stairs up to the first floor. The personal front door is timber framed and glazed with security glass panels, opening into the private lobby. The internal stairs lead up to the second floor landing, with wall mounted Vaillant Combi boiler - inside a cupboard, radiator, partially sloped ceiling, roof window, stairs to glazed opening skylight and doors to:

Lounge / diner 5.20m x 4.30m (17' 1" x 14' 1")

Windows to front aspect, chimney breast, radiator, inset spotlights to ceiling, carpet

Kitchen 3.40m x 2.50m (11' 2" x 8' 2")

Window to side aspect, radiator, wood effect laminate worktops, shaker style wooden floor level cupboards, matching eye level cupboards, integrated electric hob with integrated oven, single bowl stainless steel sink with drainer, dishwasher, integrated fridge, radiator, inset spotlights to ceiling, hatch to loft space, vinyl tiled flooring.

Bedroom One 4.00m x 3.40m (13' 1" x 11' 2")

Window to front aspect and window to side aspect, radiator, inset spotlights to ceiling, built-in cupboard in alcove, chimney breast, carpet.

Bedroom Two 3.50m x 3.30m (11' 6" x 10' 10")

Wooden double glazed window to rear aspect, part sloped ceiling with inset spotlights, two built-in cupboards, radiator, carpet.

Bathroom 3.40m x 1.30m (11' 2" x 4' 3")

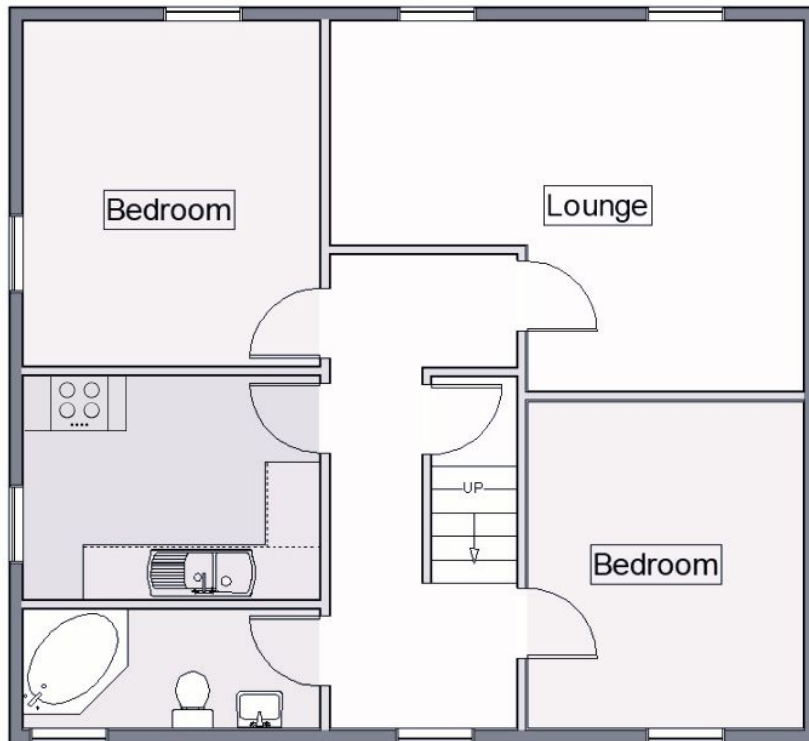
Opaque timber frame double glazed window to rear, radiator, extractor fan, partially tiled walls, vinyl flooring, radiator, three-piece white bathroom suite consisting of corner bath with mixer shower tap, hand wash basin, WC


Rooftop

Staircase, which provides access via the rooflight to the roof, flat roof area provides views across to the sea and panoramic view across the rooftops.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 2 Beach Road East, IP11

