



Connells

Suffolk Sands Carr Road
Felixstowe



Property Description

An internal viewing is highly recommended for this holiday home located on the popular Suffolk Sands Development which is located on Felixstowe sea front. The property comprises of two bedrooms, lounge/ diner, kitchen, shower room, allocated parking and use of site facilities.

Suffolk Sands is situated between the estuaries of the Rivers Orwell and Deben on the coast and is the perfect base for exploring the heritage coast and rural villages that Suffolk has to offer. The park is also just a minute from the beach.

Facilities at Suffolk Sands Holiday Park Adventure Playground, Launderette and use of the neighbouring Park Facilities some of which include Indoor Pool, Restaurant, Mini Mart Shop, Family Bar and Paddling / Children's Pool.

Felixstowe is a Port town in Suffolk and is also a seaside resort with traditional amusements, beaches, nature reserves, gardens, and historical attractions. Felixstowe hosts various events throughout the year, such as fireworks, carnival, music, and re-enactment's.

Kitchen

11' 10" x 7' 7" max (3.61m x 2.31m max)

Accessed via upvc double glazed entrance door, upvc double glazed window to rear, built in cooker, single drainage stainless steel sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, wood effect vinyl flooring, vaulted ceiling with inset spotlighting and doors and access too:

Lounge Area

11' 10" x 9' 10" (3.61m x 3.00m)

Upvc double glazed window to front, side and rear, built in seating area with pull out double bed, radiator, vaulted ceiling with inset spotlighting blue tooth speaker.

Inner Hall

Wood effect vinyl flooring, radiator and doors giving access too:

Bedroom One

11' 10" max x 9' 9" (3.61m max x 2.97m)

Upvc double glazed window to front and rear, radiator, vaulted ceiling and door giving access too:

En-Suite

Upvc double glazed window to front, low level w/c, pedestal wash hand basin, radiator, wood effect vinyl flooring and vaulted ceiling.

Bedroom Two

8' x 5' 9" (2.44m x 1.75m)

Upvc double glazed window to rear, radiator and vaulted ceiling.

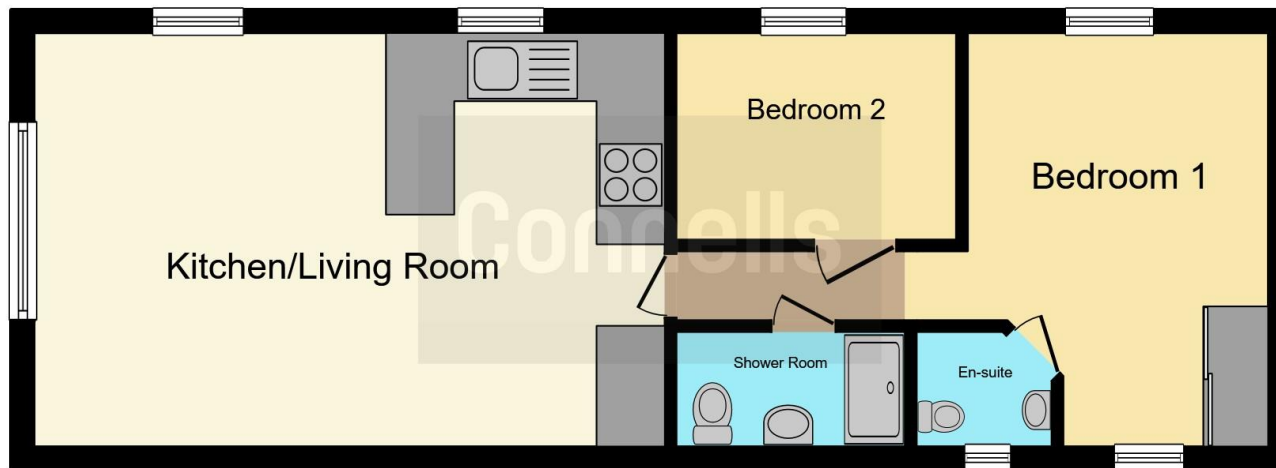
Bathroom

Upvc double glazed window to side, vanity wash hand basin, low level w/c, shower cubicle with independent shower over, wood effect vinyl flooring, radiator and vaulted ceiling.

Outside

The property benefits from a veranda and decking area with further off road parking. There is also a storage shed which has space and plumbing for washing machine and space for tumble dryer.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Exempt

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Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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