



£25,000

Felixstowe Beach, Walton Avenue, IP11



2

Bedrooms



1

Bathroom

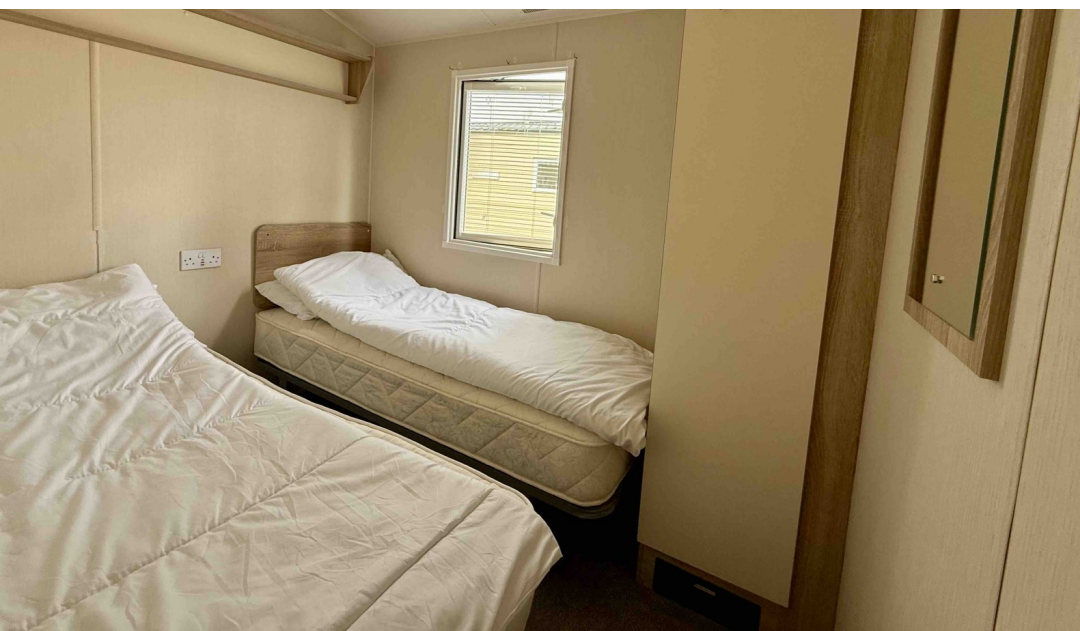
156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

01394 275276



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Wainwrights presents this well-maintained 2020 Willerby Links holiday home, measuring approximately 35ft x 12ft. The accommodation includes a bright triple-aspect lounge, dining and kitchen area, two bedrooms and a modern shower room. Outside, the property benefits from parking, a low-maintenance composite balcony and a useful storage shed with laundry facilities. We understand that approximately 15 years remain on the site lease.

Outside

A parking space is positioned at the front of the property. Bespoke steps with a handrail lead onto a low-maintenance composite balcony, which extends along the side and offers space for a table and chairs for outdoor dining. A pathway leads to a metal storage shed with plumbing and space for a washing machine and tumble dryer.

Main living area *5.70m x 3.60m (18' 8" x 11' 10")*

A UPVC double-glazed entrance door opens into the bright and spacious triple-aspect living area, with bespoke blinds fitted to the windows. The carpeted lounge and dining area features an electric fireplace, built-in seating, a dining table with chairs and a matching television cabinet. The kitchen has wood-effect vinyl flooring and is fitted with grey laminate worktops, wood-effect base units and coordinating cream wall cupboards. Further features include an inset stainless-steel sink, four-ring gas hob with grill and oven, fridge/freezer and a wall-mounted cupboard housing the microwave. A separate cupboard houses the gas-powered water heater. A corridor leads to the remaining accommodation.

Master bedroom *3.61m x 2.70m (11' 10" x 8' 10")*

A dual-aspect double bedroom with UPVC double-glazed windows and bespoke blinds. Furnished with a double bed, built-in double wardrobe, dressing table, shelving, bedside unit and ottoman, with carpeted flooring.

Bedroom two *2.42m x 1.80m (7' 11" x 5' 11")*

UPVC double-glazed window to the side aspect with a bespoke blind, two single beds, built-in wardrobe and shelving, and carpeted flooring.

Shower room

An opaque UPVC double-glazed window to the side aspect, wood-effect vinyl flooring and an electric heated towel rail. The suite comprises a walk-in shower enclosure with sliding doors and thermostatic mixer shower, vanity unit with inset wash basin and WC.

Leasehold Information

We understand from the vendor that the site lease is until 14/2/2041, with approx 15 years remaining and the site fees are £5825 per annum.

Additional Information

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