

Flat 8 Rosemount, Hamilton Gardens, Felixstowe, Suffolk, IP11 7ET

£695,000 SHARE OF FREEHOLD

DIAMOND MILLS
Established 1908

A spectacular coastal penthouse with panoramic sea views, three balconies and exceptionally spacious accommodation.

Imagine waking up to beautiful sea views, enjoying your morning coffee on one of three private balconies and having Felixstowe's seafront and town centre just a short distance away.

This impressive penthouse apartment offers a particularly appealing combination of space, position and lifestyle. Occupying the fifth floor of the attractive Rosemount development, the property enjoys far-reaching coastal views and an abundance of natural light, with extensive accommodation extending to approximately 1,609 sq ft, excluding the balconies.

The generous living accommodation is undoubtedly one of the property's greatest attractions. A particularly impressive sitting room provides an excellent space in which to relax, entertain and enjoy the ever-changing coastal outlook, whilst a separate lounge and dining area offer additional flexibility for everyday living and entertaining. The well-appointed kitchen is conveniently positioned and provides ample workspace and storage.

The apartment offers three well-proportioned bedrooms, together with a separate dressing room, providing flexibility for visiting family and friends, or the option of creating additional home working or hobby space. There is also a shower room, utility room and useful hallway storage, making the accommodation both practical and comfortable.

A real highlight is the provision of three separate balconies, each offering an opportunity to enjoy the fresh sea air and coastal surroundings. Whether entertaining friends, enjoying a quiet morning coffee or simply taking in the views, the outdoor space adds a wonderful dimension to apartment living.

Accessed via a lift, the penthouse provides the convenience of single-level living, whilst the generous proportions make it an excellent alternative to a traditional detached or substantial family home.

An enviable coastal lifestyle
Rosemount occupies a particularly convenient position within Felixstowe, placing the town centre, local shops, restaurants, cafés and everyday amenities within easy reach. The attractive seafront and promenade are also readily accessible, allowing residents to enjoy everything this popular Suffolk coastal town has to offer.

For those seeking a coastal escape, the property would make an exceptional second home or private holiday retreat. Offering generous accommodation, spectacular views and excellent outdoor space, it provides the perfect setting for enjoying weekends, holidays and extended stays by the sea.

Equally, for buyers considering downsizing from a larger house, this is an opportunity to simplify everyday living without sacrificing space. The generous internal accommodation, lift access, balconies and spectacular outlook provide many of the benefits of a substantial home, without the ongoing demands of maintaining a large garden.

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Room Dimensions

Entrance Hall	
Sitting Room	22'4" × 13'7" (6.81m × 4.14m)
Lounge	12'0" × 13'7" (3.65m × 4.14m)
Dining Area	8'6" × 9'11" (2.60m × 3.02m)
Kitchen	10'3" × 10'1" (3.12m × 3.06m)
Bedroom One	10'0" × 11'4" (3.04m × 3.45m)
Bedroom Two	8'11" × 11'4" (2.71m × 3.45m)
Bedroom Three	7'10" × 11'4" (2.40m × 3.45m)
Dressing Room	5'8" × 11'4" (1.72m × 3.45m)
Shower Room	
Utility Room	
Separate WC	
Inner Hallway	
Entrance Hallway	
Three Balconies	

PROPERTY INFORMATION

Services: Mains electricity, water, drainage and gas are connected.

Mobile: Ofcom reports a good coverage from the main providers.

Broadband: Ofcom reports there is ultrafast broadband at the property.

EPC: C

Council Tax: Band D. East Suffolk Council

Tenure: 999 year lease granted in 1982 with 955 years unexpired. 2/10 share of the freehold administered by a residents' management company. Diamond Mills act for the residents' management company and have done so since construction.

Service Charge: Currently £1,500 pa, payable in two six monthly instalments.

Fixtures and Fittings: The fitted carpets and curtains are included in the sale items. Items regarded as fixtures and fittings, are initially excluded from the sale, although certain items may be available by separate negotiation.

Agents' note: There is a separate single garage adjoining the land available by separate negotiation. (The property does have its own garage too) There's also a communal garden to enjoy.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents - **DIAMOND MILLS & CO. (01394) 282281.**



















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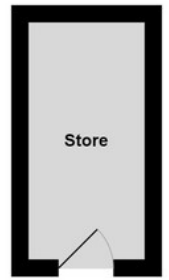
RICS

rightmove.co.uk



Fifth Floor
Area: 144.2 m² ... 1552 ft²





Ground Floor
Area: 5.3 m² ... 57 ft²

Total Area: 149.5 m² ... 1609 ft² (excluding balcony)

All measurements are approximate and for display purposes only