



Guide price £450,000  
18 High Beach, IP11



 4  
Bedrooms

 1  
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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Wainwrights presents this versatile four-bedroom chalet-style home, located in the desirable High Beach area and offering spacious and flexible accommodation across two floors. The property features two ground floor bedrooms, a generous open-plan kitchen/dining space, and a separate lounge with French doors opening onto the garden.

Upstairs, there are two further attic bedrooms and a family bathroom, making this an ideal home for growing families or those seeking adaptable living space.

Externally, the property benefits from a private rear garden, a large block paved driveway providing ample parking, and a garage. With further potential to enhance and personalise, this property represents a fantastic opportunity in a sought-after location.



**Entrance Hallway** *3.91m x 1.06m (12' 10" x 3' 6")*

Entered via a partially decorative UPVC double glazed front door, this welcoming hallway features carpet flooring, radiator, and spotlights to the ceiling. Provides access to bedrooms, living space, and staircase to the first floor.

**Bedroom One** *4.27m x 3.32m (14' x 10' 11")*

A spacious double bedroom with UPVC double glazed windows to the front and side aspects, allowing plenty of natural light. Features include radiator, carpet flooring, and picture rails.

**Bedroom Two** *4.50m x 3.32m (14' 9" x 10' 11")*

A further generous double bedroom with UPVC double glazed window to the front aspect, radiator, and carpet flooring.

**Inner Hallway**

Accessed via an internal glazed door, with a UPVC half-glazed door to the side. Includes under stairs storage cupboard, built-in storage with hanging and shelving, and a useful study area. Stairs rising to the first floor.

**Open Plan Kitchen/Dining Area** *4.58m x 4.02m (15' x 13' 2")*

A spacious and sociable area fitted with shaker-style wall and base units, marble-effect worktops, and a breakfast bar. Integrated oven, five-burner gas hob with extractor hood, and inset sink with mixer tap. Space for American-style fridge freezer, washing machine, and tumble dryer. Finished with herringbone-style vinyl flooring and spotlights.

**Lounge Area** *3.27m x 3.65m (10' 9" x 12')*

A comfortable reception space with UPVC double glazed window to the side and French doors to the rear garden, providing excellent indoor-outdoor flow. Carpet flooring and radiator.

**Landing**

With carpet flooring, ceiling light, and doors to all first-floor rooms.

**Bedroom Three (Attic Room)** *4.45m x 2.13m (14' 7" x 7')*

A good-sized attic bedroom with sloping ceilings and large roof window with fitted blind. Carpet flooring.

**Bedroom Four (Attic Room)** *2.38m x 1.94m (7' 10" x 6' 4")*

A further attic room with sloping ceiling, roof window, and carpet flooring.

**Bathroom (Attic Room)** *2.24m x 1.94m (7' 4" x 6' 4")*

Fitted with a white three-piece suite comprising bath with shower mixer, wash hand basin, and WC. Features include towel radiator, partially tiled walls, laminate flooring, spotlights, and roof window.

**Outside Front**

Block paved driveway providing off-road parking for multiple vehicles, with additional covered area offering further potential for parking or landscaping. Mature planting including established trees.

**Rear Garden**

A private, enclosed garden with a mix of gravel, patio, and planted areas, complemented by mature trees and shrubs. Side access and pathway leading to the garage.

## **Garage**

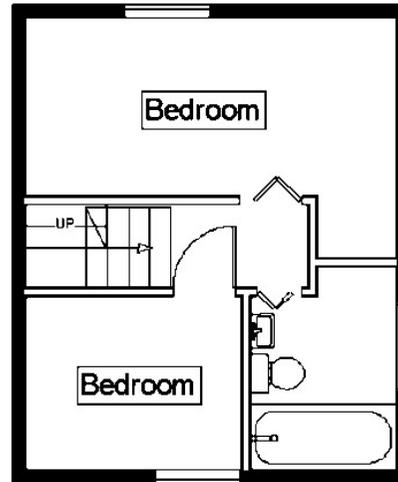
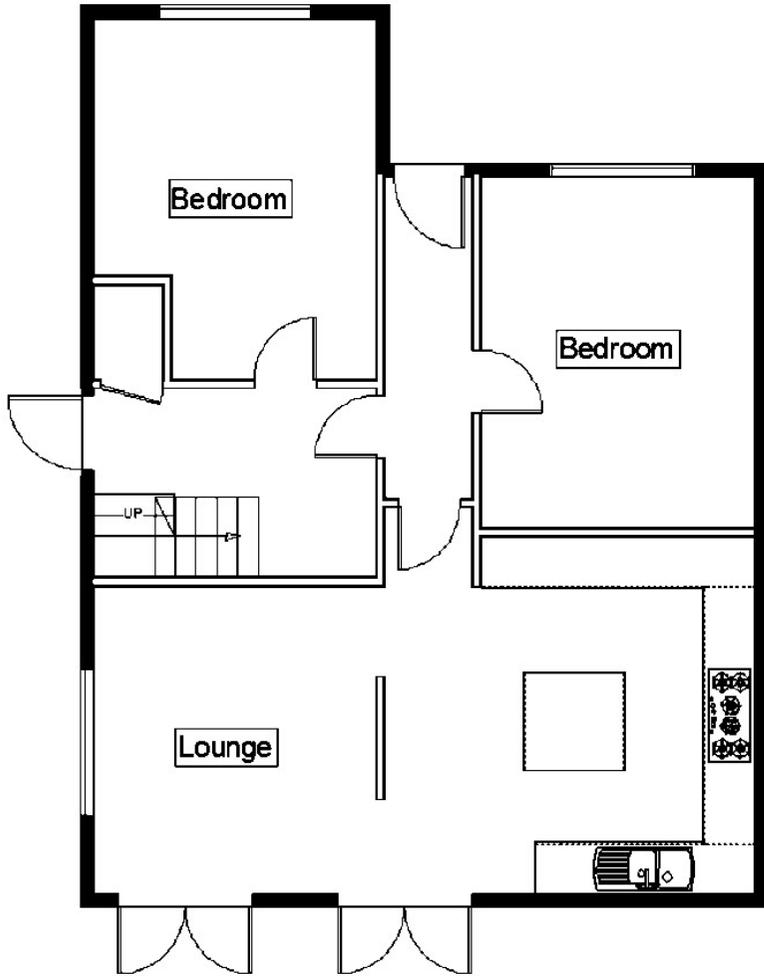
Garage with double wooden doors, accessed via the driveway, with additional rear access.

## **Additional Information**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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