



## Castle Lodge, Chevalier Road, Felixstowe, IP11 7EY

**£570,000 FREEHOLD**

Castle Lodge is a substantial detached residence marketed exclusively as a commercial premises with C1 use and therefore not available to applicants requiring a residential mortgage / funding.

Castle Lodge was built in the Edwardian era, offers some distant sea views and is situated just off the central cliff top at Hamilton Gardens within a few minutes walk of the main shopping centre in Hamilton Road.

Subject to relevant planning permission and change from commercial to residential use, the property offers over 5188.2 sqft of accommodation and has plenty of redevelopment potential.

#### **GROUND FLOOR All room sizes are approximate**

Reception Hall - Overall 18'8" x 15'7" max. main staircase leading to first and second floor levels.

Reception Area:-

Lounge - 22' into bay x 22'

Dining Room - 20'4" x 17'10"

Room 12 - 16'7" into bay x 13'5"

En-suite Shower Room

Owners Accommodation is accessed from the reception hall:

Reception Room 15'7" x 14'9"

Kitchen - 18'5" x 10'6"

Walk-in dry store/freezer room - 7'10" x 8'10"

Utility Room 12'1" x 9'4"

Study 10' x 7'

Store Room 11'11" x 12' (with door leading to garden)

Access to cellar which houses the central heating boiler and a lockable store.

#### **FIRST FLOOR All room sizes are approximate**

Galleried Landing - two fire escapes

Shower Room

Walk-in Linen Room

Room 1 - 16' x 14'2" maximum

En-suite Shower Room

Room 2 - 17'4" into bay x 17' maximum

En-suite Bathroom

Room 3 - 18' x 15'6"

En-suite Bathroom

Room 5 - 14' x 11'2"

Large En-suite Shower/Bathroom

Room 6 - 12' x 8'2"

En-suite Shower Room

#### **SECOND FLOOR All room sizes are approximate**

Bathroom

Room 7 - 16' maximum x 12'7" - restricted sea view

En-suite Shower Room

Room 8 - 16'5" x 11'5" - restricted sea view

En-suite Shower Room

Room 9 - 14' x 11'10" maximum - fire escape

En-suite Shower Room

Room 10 - 11'2" x 10'9" - wash basin

Room 11 - 11'2" x 7'5" - wash basin

Shared Bathroom

**OUTSIDE** Castle Lodge has a south facing front garden and to the rear of the property is a car parking area.

**SERVICES** All mains services are connected.

**AGENTS NOTE** The property was previously known as Castle Lodge Hotel and was a licenced premises.

**TENURE** Freehold.

**ENERGY PERFORMANCE RATING** Rated 'C'



