



£395,000

South Hill, Felixstowe, IP11



5

Bedrooms



2

Bathrooms

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Wainwrights presents this substantial 1920s five-bedroom end-terrace home, positioned on South Hill and enjoying impressive sea views from several front-facing rooms. Offering spacious and characterful accommodation, the property includes an entrance hallway, two generous reception rooms, breakfast room/scullery, kitchen, rear lobby, ground floor shower room, ground floor cloakroom, five bedrooms, family bathroom and separate first floor WC. The home retains a range of period features, including original fireplaces, coving, picture rails, decorative stained glass and carved wooden balustrades. Externally, the property benefits from covered side access/storage, an enclosed terraced courtyard-style rear garden and a brick-built garage located a short walk from the house, complete with electric roller shutter door, lighting, power and its own independent electric supply.

Outside Front

A wooden gate opens from the pavement into a covered porch area, with steps rising to the front door.

Entrance Hallway *3.39m x 1.20m (11' 1" x 3' 11")*

Entered via an original partially glazed wooden front door, the hallway features carpeted flooring, radiator, coving, picture rails, stairs rising to the first floor, and doors leading to the ground floor accommodation.

Reception Room One *5.60m x 3.63m (18' 4" x 11' 11")*

5.60m x 3.63m at widest and deepest points A spacious reception room with UPVC double glazed windows to the front and side aspects, radiator, carpeted flooring, coving, picture rails, and a brick-built feature fireplace with electric fire.

Reception Room Two *3.99m x 3.70m (13' 1" x 12' 2")*

A further front aspect reception room with UPVC double glazed window, radiator, carpeted flooring, coving, picture rails, and a feature brick-built open fireplace.

Scullery / Dining Room / Lobby Area *2.60m x 2.10m (8' 6" x 6' 11")*

A versatile space with UPVC double glazed window to the rear aspect, radiator, carpeted flooring, coving to the ceiling, and doors leading to the kitchen and internal hallway.

Kitchen *3.15m x 2.72m (10' 4" x 8' 11")*

A fitted kitchen with UPVC double glazed window to the rear aspect, vinyl flooring, coving to the ceiling and partially tiled walls. The kitchen comprises marble-effect laminate worktops, inset one-and-a-half bowl sink, floor-level cupboards and matching eye-level cupboards, space for cooker, space for fridge freezer, space and plumbing for dishwasher, and space and plumbing for washing machine. Further features include a cupboard housing the floor-mounted gas boiler, built-in pantry cupboard with side aspect window and shelving, and a further built-in cupboard housing the immersion tank.

Internal Hallway *2.60m x 0.98m (8' 6" x 3' 3")*

With carpeted flooring, wall-mounted electrical consumer unit and electric meter, doors to the ground floor shower room and ground floor WC, and a partially glazed door providing access to the covered side passage.

Ground Floor Shower Room *1.53m x 1.23m (5' x 4')*

Two steps lead up into the shower room, which features a UPVC double glazed window to the rear aspect, walk-in shower with Triton wall-mounted electric shower and sliding doors, hand wash basin, radiator, carpeted flooring and partially tiled walls.

Ground Floor Cloakroom *1.27m x 1.00m (4' 2" x 3' 3")*

Fitted with a WC, with double glazed window to the rear aspect, radiator and carpeted flooring.

First Floor Landing

A characterful landing with original obscured red glass window to the side aspect, original solid wood decorative carved balustrades, carpeted flooring, large double airing cupboard with radiator inside, cupboard housing a ladder to the loft, and access to a small fully boarded loft room with window and storage space.

Master Bedroom *4.28m x 3.06m (14' 1" x 10')*

4.28m x 3.06m to front of fitted wardrobes. A front aspect bedroom with UPVC double glazed bay window enjoying clear sea views and views towards the pier. Further features include radiator, carpeted flooring, picture rails, and fitted wardrobes along one wall.

Bedroom Two *4.00m x 3.55m (13' 1" x 11' 8")*

A spacious front aspect bedroom with UPVC double glazed window enjoying clear sea views and views towards the pier. The room also benefits from radiator, carpeted flooring, coving to the ceiling, picture rails, chimney breast and hand wash basin.

Bedroom Three *3.85m x 2.76m (12' 8" x 9' 1")*

A rear aspect bedroom with UPVC double glazed window, hand wash basin, radiator, carpeted flooring, picture rails, coving to the ceiling and built-in cupboard.

Bedroom Four *2.92m x 2.54m (9' 7" x 8' 4")*

A front aspect bedroom with UPVC double glazed window enjoying sea views, radiator and carpeted flooring.

Bedroom Five *2.82m x 2.37m (9' 3" x 7' 9")*

2.82m x 2.37m at widest point. A rear aspect bedroom with UPVC double glazed window, radiator, hand wash basin, carpeted flooring and picture rails.

Bathroom *1.91m x 1.67m (6' 3" x 5' 6")*

Fitted with a bath and hand wash basin, with UPVC obscure double glazed window to the rear aspect, radiator, carpeted flooring, coving to the ceiling and fully tiled walls.

Separate WC *1.73m x 0.90m (5' 8" x 2' 11")*

Fitted with a WC, with UPVC obscure double glazed window to the rear aspect, radiator and carpeted flooring.

Covered Side Access / Storage Area *8.06m x 1.22m (26' 5" x 4')*

8.06m x 1.22m at widest point. A private covered side passage with access from the front and steps to the rear leading up to a UPVC half-glazed back door. This area provides useful covered storage and access to the rear courtyard garden.

Rear Garden

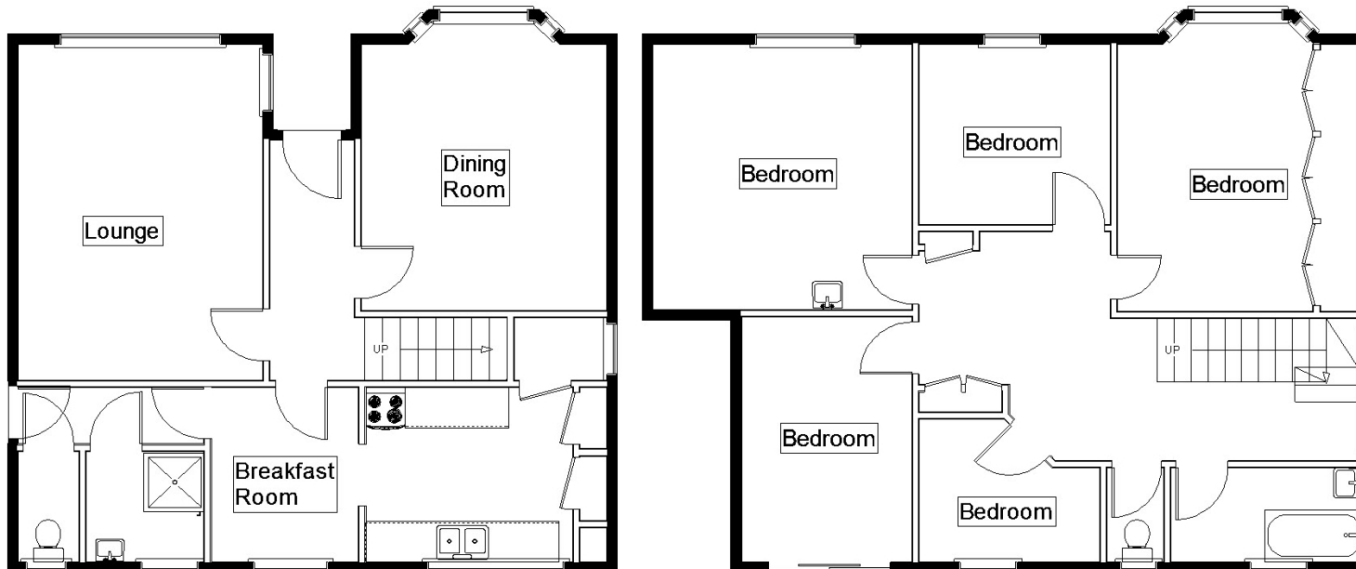
The property benefits from a vertical terraced rear garden. The enclosed space provides scope to create a variety of seating areas, planted borders and decorative tiers, making the most of its elevated layout.

Garage *6.10m x 3.70m (20' x 12' 2")*

A brick-built garage located a short walk from the property towards the lower end of South Hill, with a small area of hardstanding to the front. The garage features an electric roller shutter door, concrete roof, Crittall-style obscure windows to the side and rear, lighting and power. The garage benefits from its own independent electric supply, including separate meter and consumer unit.

Additional Information

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

Address: Felixstowe, IP11

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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