

For Sale by Online Auction

A two bedroom mid terrace Victorian house located within the popular town of Felixstowe.



Offers In Excess Of

£125,000

Freehold

Ref: P7894/B

Address

101 King Street
Felixstowe
Suffolk
IP11 9DY



Sitting room, dining room and kitchen.
Two first floor double bedrooms and family bathroom.
Enclosed hard landscaped garden to rear.
On street parking.

No onward chain.

For Sale By Timed Online Auction - 17th June 2026

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **17th June 2026** and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel **with completion 20 working days from exchange**. For details of how to bid please read our Online Auction Buying Guide.

We are currently awaiting receipt of the Auction Legal Pack from the seller's solicitor. Interested parties are advised to contact the selling agents to register their interest and will be notified immediately upon the pack becoming available.

Once this is available you will be able to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Flagship Conveyancing, 31 King Street, Norwich, Norfolk NR1 1PD; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Note

For those wishing to bid at auction, it is essential that each buyer provides a "wet" signature on the Flagship Combined Declaration of Interest and Buyer Qualification Form. Please contact the agent for further details.

Location

The property is located in the popular coastal town of Felixstowe, centrally located to the amenities of the town. Felixstowe is a seaside town with many amenities along the popular seafront and promenade, including the pier, restaurants, cafes, amusement arcades, and other holiday activities as well as a swimming pool and leisure centre. In the town itself are a number of local and national shops, including a Tesco supermarket and on the outskirts of the town is a Morrisons. There is a railway station with trains running into Ipswich and then onto London Liverpool Street.

Description

101 Kings Street is a two bedroom mid-terrace Victorian house built circa 1899 of solid wall construction. The property has predominantly rendered and colour washed elevations under a pitch tiled roof with an extension to rear. The accommodation is well laid out over two floors and has been reasonably well maintained but would benefit from a light schedule of redecoration.

Entering from the front door into the sitting room there is a large bay window to front and laminate style flooring and door to the inner hallway where there are stairs which rise to the first floor landing. A further door from the inner hallway leads to the dining room where there is a window to rear and built-in cupboard underneath the stairs. A door from the dining room leads to the kitchen with window to side and rear and partially glazed door to garden. There are a range of fitted wall and base units with stainless steel single drainer sink unit with tiled splashbacks to roll top work surfaces, as well as space for electric or gas cooker and further space for appliances.

From the first floor landing there are doors off to both bedrooms and the family bathroom. Bedroom one is a good sized double with bay window to front and laminate style flooring and a built-in wardrobe with hanging rail. Bedroom two is a smaller double bedroom with window to rear and laminate style flooring and here there is access to the loft and built in cupboard with shelving. The family bathroom has been recently re-fitted with a panel bath with electric shower over and screen in boarded surround, low level WC and pedestal hand wash basin with mermaid board splashback and mirror fronted cupboard above.

The property benefits from gas fired central heating and double glazing throughout.

Outside

The property is approached from the highway via enclosed frontage with gated access and a pathway that leads to the front door. To the rear there is a hard landscaped garden with block paving, two outbuildings and gated access that leads behind the terrace of properties to an access that leads to the front the properties for bins etc.



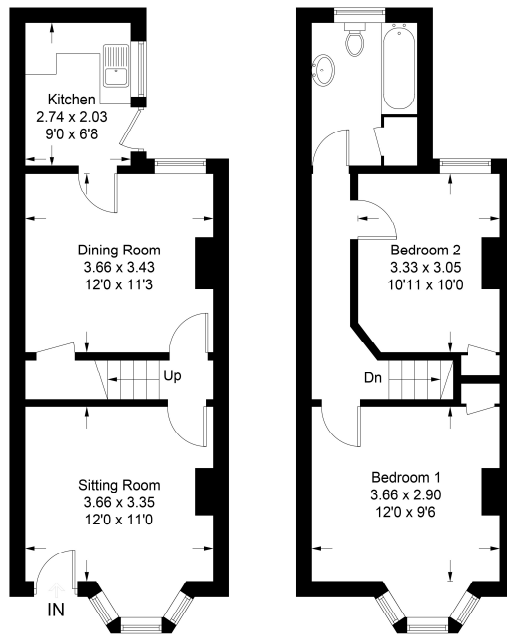






101 King Street, Felixstowe

Approximate Gross Internal Area = 71.3 sq m / 767 sq ft



Ground Floor

First Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available from the agents upon request).

Council Tax Band B; £1,799.74 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000 .

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first. Please note that in this instance Flagship have stated that the property will be sold by auction only.
4. Additional fees: Buyers Administration Charge - £1200 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.
7. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.

May 2026

Directions:

Heading East bound on the A14 from Ipswich towards Felixstowe at the first roundabout take the first exit onto Candlet Road /A154. At the second roundabout take the first exit and continue on Candlet Road. At the third roundabout take the second exit onto Garrison Lane. From here take a right turn into High Road W. and a left turn into Seaton Road. Take a further right into Kings Street where the property can be found on the left, identified by a Clarke and Simpson For Sale board.

For those using the What3Words app: [///nation.faced.brand](http://nation.faced.brand)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.



DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Property Address:

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a “relative” includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

Parties purchasing **in joint or under company name** must complete **separate DOI forms** for **each individual involved in the purchase**. This includes all named Directors of the company, for example: *John Doe (on behalf of Jane Doe Ltd)*.

Please answer the following questions by circling Yes/No as appropriate			
1a	Are you a current employee of Flagship Housing Limited?	Yes	No
1b	Are you a current board member of Flagship Housing Limited?	Yes	No
1c	Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business?	Yes	No
1d	Are you an employee of the Local Authority or member of a Town or Parish Council or other like-minded organisation working in partnership with Flagship Housing Limited?	Yes	No
1e	Are you related to someone who falls into the category of 1a, 1b, 1c, or 1d above?	Yes	No
1f	Are you a close personal friend to someone who falls into the category of 1a, 1b, 1c, or 1d above?	Yes	No
2	If you have circled ‘Yes’ to any of Q1, please detail the name(s) of those concerned		
3	Signed		
4	Print Name		
5	Date of Declaration		



FLAGSHIP BUYER QUALIFICATION FORM

Property Address:

Purchaser type: (Please tick against the correct response)	
First Time Buyer	
Investor (Buy to Let)	
Investor (Other)	
Owner/Occupier	
Other (please specify)	

Funding method: (Please tick against the correct response)	
Standard Mortgage	
Cash	
Bridging Loan	
Cash from Sale	
Gifted Funds	
Other (please specify – i.e. combination of funding)	

Completion Declaration	
I confirm that I can meet the 28-day deadline for completion as noted on the auction agreement.	
Signed	
Print Name	
Date	