Flat 6 Landguard Court

Sea Road | | Felixstowe | IP11 2EP

£155,000

NICHOLAS
ESTATES

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Nestled in the charming coastal town of Felixstowe, this delightful first-floor apartment at Landguard Court offers a wonderful opportunity for those seeking a seaside retreat. Spanning 570 square feet, this well-presented residence features two spacious double bedrooms, making it ideal for couples, small families, or even as a holiday home.

Upon entering, you are welcomed by a communal hall that leads to your private front door. The entrance hall opens into a bright and airy dual aspect lounge, where you can enjoy stunning direct sea views, perfect for relaxing or entertaining guests. The kitchen is conveniently located nearby, providing a functional space for

- Direct Sea Views
- First Floor Flat
- No Onward Chain
- Communal hall entrance
- Near Beach Street cafes
- Two Double Bedrooms
- Off Road Parking
- Dual aspect lounge
- Close to Felixstowe Pier
- Viewing recommended

Communal Hall

Stairs to the first floor, private entry door to a balcony leading to the main entry door.

Hallway

Side aspect entry door, carpet, airing cupboard with space for a washing machine, storage cupboard, electric panel heater and doors to;

PUBLIC NOTICE – The vendor has been in receipt of an offer of £150,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

Bedroom 2

12'3 x 7'4 (3.73m x 2.24m)

Side aspect double glazed window & carpet.

Bedroom 1

10'5 x 9'7 (3.18m x 2.92m)

Side aspect double glazed window with sea views and carpet.

Bathroom

Tiled flooring, low level flush w/c, hand wash basin, extractor fan and a tiled shower cubicle.

Lounge

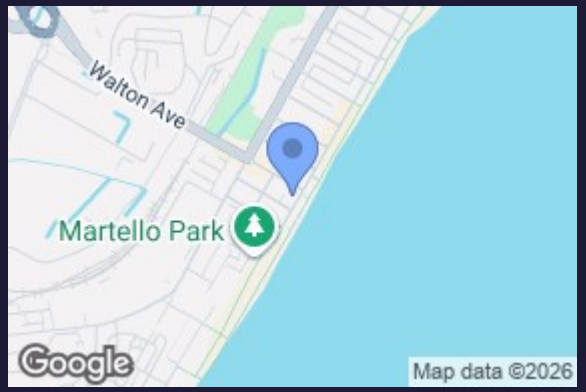
13'7 x 9'7 (4.14m x 2.92m)

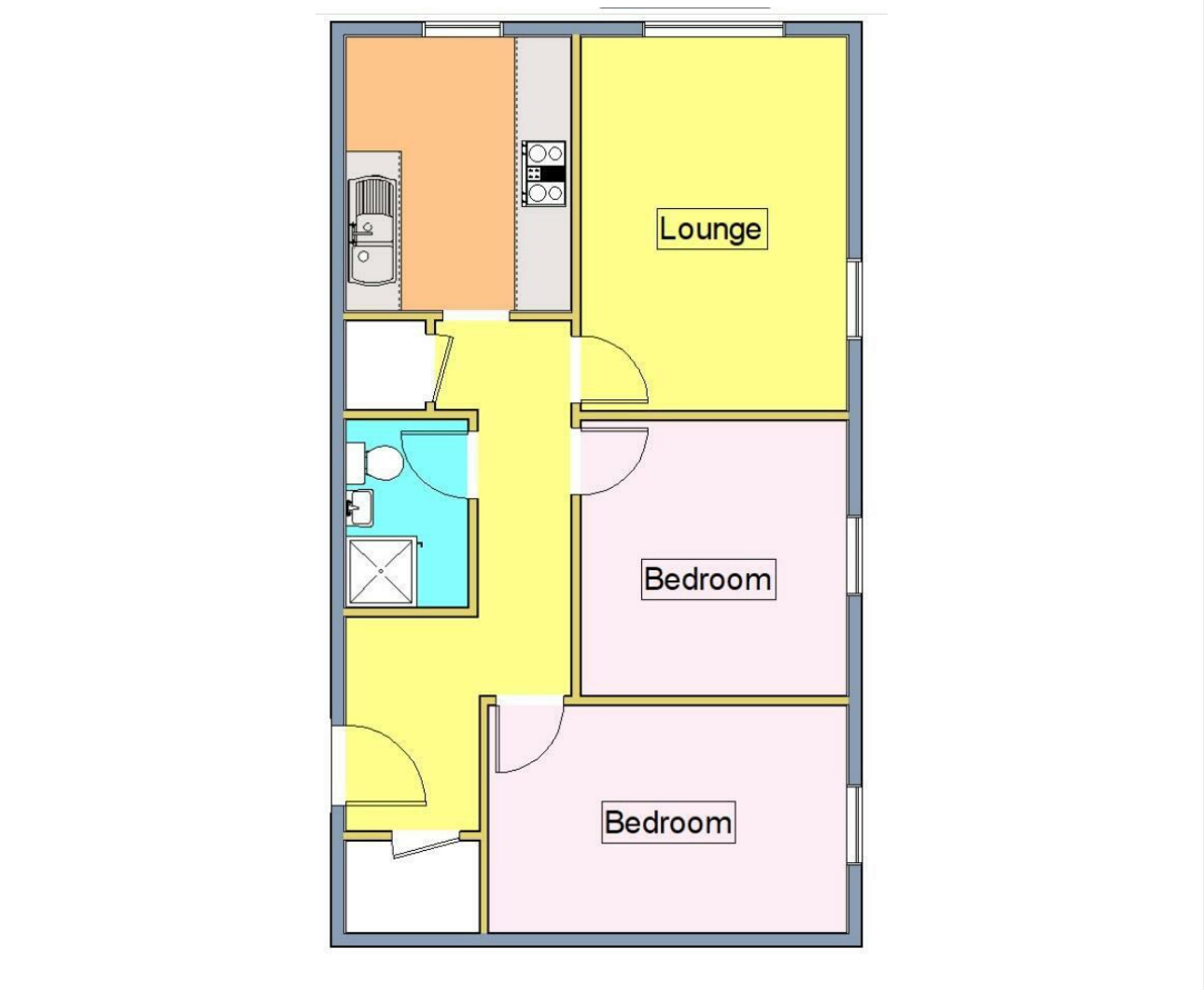
Front aspect double glazed window with direct sea views, side aspect double glazed window with partial sea views and carpet.

Kitchen

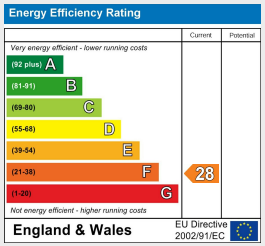
10'1 x 7'2 (3.07m x 2.18m)

Front aspect double glazed window with direct sea views, wood effect flooring, work surface, 1.5 bowl stainless steel sink & drainer, base units and tiled splash backs.





Council Tax Band **B** EPC Rating **F**



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