



11 South Hill, Felixstowe, IP11 2AA

£425,000 FREEHOLD

Offered for sale with no onward chain and located within close proximity to Felixstowe town centre and seafront and benefitting from glorious sea views is this five bedroom semi detached family home in need of some modernisation.

In addition to the five bedrooms the property benefits from off road parking, garage, good size front and rear gardens and flexible accommodation throughout.

The accommodation is set over two floors and has been flipped to maximise the view and comprises entrance hall, lounge/diner, kitchen, utility room, two bedrooms, on the lower ground floor are three further bedrooms, a spa room and two shower rooms. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

With such versatile accommodation and potential on offer a viewing is highly recommended.

UPVC DOUBLE GLAZED ENTRANCE DOOR Opening into :-

ENTRANCE HALLWAY 7' 11" x 6' 5" (2.41m x 1.96m)

Radiator, door to inner hall and further door to :-

CLOAKROOM 5' 1" x 4' (1.55m x 1.22m)

Suite comprising low level WC, wash hand basin, obscured window to side aspect.

INNER HALL

Radiator, stairs leading down to the lower ground floor and doors to :-

LOUNGE/DINER 21' 9" x 18' 1" into the bay (6.63m x 5.51m)

LOUNGE 18' 1" into the bay x 12' 4" (5.51m x 3.76m)

Three radiators, electric feature fireplace, bay window to rear aspect with sea views, double width opening into :-

DINING ROOM 12' 11" x 8' 11" (3.94m x 2.72m)

Radiator, window to rear aspect with sea views.

KITCHEN 10' 11" x 10' 6" (3.33m x 3.2m)

Fitted worktops with tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated eye level double oven and four ring electric hob with cooker hood above, radiator, window to front aspect and door into :-

UTILITY ROOM 7' 11" x 6' 3" (2.41m x 1.91m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, space and plumbing available for a washing machine, window and door to outside and sliding door opening into :-

BOILER ROOM Which houses Ideal Mexico freestanding boiler and hot water cylinder, obscured window to front aspect.

BEDROOM FOUR 12' 10" x 10' 10" (3.91m x 3.3m)

Radiator, windows and Juliette balcony to rear aspect with sea views.

BEDROOM FIVE 11' 4" x 9' (3.45m x 2.74m)

Radiator, window to front aspect.

SHOWER ROOM 6' 3" x 5' 9" (1.91m x 1.75m)

Suite comprising double width walk in shower with electric shower over, wash hand basin, bidet, radiator, obscured window to side aspect.

LOWER GROUND FLOOR

Radiator and doors to :-

CLOAKROOM

Low level WC, obscured window to side aspect.

SHOWER ROOM

Suite comprising low level WC, shower enclosure, radiator.

BEDROOM ONE 20' 11" into the bay x 12' 4" (6.38m x 3.76m)

Two radiators, bay window with French doors to rear aspect opening to garden with sea views.

BEDROOM TWO 12' 10" x 10' 8" (3.91m x 3.25m)

Radiator, window to rear aspect with sea views.

BEDROOM THREE 12' 11" x 8' 11" (3.94m x 2.72m)

Radiator, window to rear aspect with sea views.

SPA ROOM 16' 4" x 9' 7" (4.98m x 2.92m)

Room in need of modernisation comprising large jacuzzi style bath with a sauna room, further bath with mixer tap and shower head attachment and hand wash basin and large storage cupboard, radiator.



OUTSIDE

To the front of the property is a tiered front garden with split level patio areas and steps leading down to the entrance door and various areas with established shrub and plant border, an area laid to slate, there is off road parking and access to garage which has double doors that are incorporated into the carport structure. Additionally there is a side access gate opening into a courtyard area, which is also accessed via the utility room, where there is an outdoor brick built store and outdoor toilet.

The rear garden is of south easterly aspect and has wonderful sea views and overlooks Felixstowe Pier. The garden is mainly laid to lawn with established shrub and plant border and has an outside brick built store.

COUNCIL TAX Band 'D'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		









