

4 Beacon House, High Road West, Felixstowe, Suffolk, IP11 9GF

£250,000 ***GROUND FLOOR FLAT CLOSE TO TOWN CENTRE***

DIAMOND MILLS
Established 1908

This lovely, light-filled ground floor apartment offers a stylish and practical layout, conveniently located close to the town centre and train station. Private access front and rear. It features a lounge/dining room, a stunning contemporary kitchen with midnight blue cabinets and quartz-effect worktops, two bedrooms (including a master with its own en-suite), and a separate bathroom.

Highlights include energy-efficient electric radiators with thermostatic controls, UPVC double-glazed windows, a private courtyard garden, an allocated parking space, and the remainder of a 10-year NHBC guarantee. Chain free!

FRONT ENTRANCE
Composite double glazed private entrance door opening to :-

LOUNGE/DINING ROOM
15' 00" x 14' 8" (4.57m x 4.47m) TV point. Electric Radiator controlled via thermostat. Cupboard housing integrated fridge and freezer. Hard wired smoke alarm. UPVC sealed double unit glazed window to front aspect. Hallway leading to UPVC sealed unit double glazed door opening to rear courtyard. Door to:-

KITCHEN
13' 2" x 5' 6" (4.01m x 1.68m) Fitted with contemporary style midnight blue handless units comprising of base cupboards and drawers with Quartz effect work surfaces over and matching upstands. Inset composite single drainer single sink unit with mixer tap. Matching eye level cupboards. Built in electric oven and ceramic four ring hob. Contemporary style extractor hood over with matching eye level cupboards. Space and plumbing for automatic washing machine. Space for dishwasher. Cupboard housing electric hot water tank.

MAIN BATHROOM
Fitted with a modern white contemporary style suite comprising panel bath and twin head shower unit over. Glazed shower screen. Tiled surround. Low level W.C. Wash hand basin with mixer tap and high gloss finished vanity cupboard below. Wall mirror with electric backlight and de-mist feature. Chrome heated towel rail/radiator.

BEDROOM ONE
12' 6" x 11' 00" (3.81m x 3.35m) Electric Radiator controlled via thermostat. UPVC sealed unit double glazed window to front aspect.

EN-SUITE SHOWER ROOM
White contemporary style suite comprising walk in shower cubicle with twin head shower unit. Low level W.C. Wash hand basin with mixer tap and high gloss finished vanity cupboards below. Mirror with backlight and de-mist function. Extractor fan. Electric Heated towel rail. UPVC sealed unit double glazed window to the rear aspect.

BEDROOM TWO
10' 10" x 8' 00" (3.3m x 2.44m) Electric Radiator controlled via thermostat. UPVC sealed unit double glazed window to front aspect.

OUTSIDE
This property benefits of one allocated parking space located at the front of the development. To the rear of the property is a small private paved courtyard, accessed via the hallway of the apartment.

ENERGY PERFORMANCE CERTIFICATE
The current EPC rating is D(56) with a potential of D(56) which is valid until August 2033.

SERVICE CHARGE
The most recent payment for service charge and building insurance contribution was £757.22 paid in January 2026.

TENURE
Leasehold. The remainder of a 149 year lease from 2024.

COUNCIL TAX BAND
Band C.

AGENTS NOTE
In accordance with the Estate Agents act 1979, we must declare, the Vendor of this property is a member of staff at Diamond Mills & Co.

AGENTS NOTE
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating
systems and cannot testify that they are in working condition.
VACANT POSSESSION ON COMPLETION

VIEWING
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.













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4 Beacon House
Kitchen
Lounge
Bedroom
Bedroom







