



£100,000

Felixstowe Beach Holiday Village, Walton Avenue, IP11



3

Bedrooms



2

Bathrooms

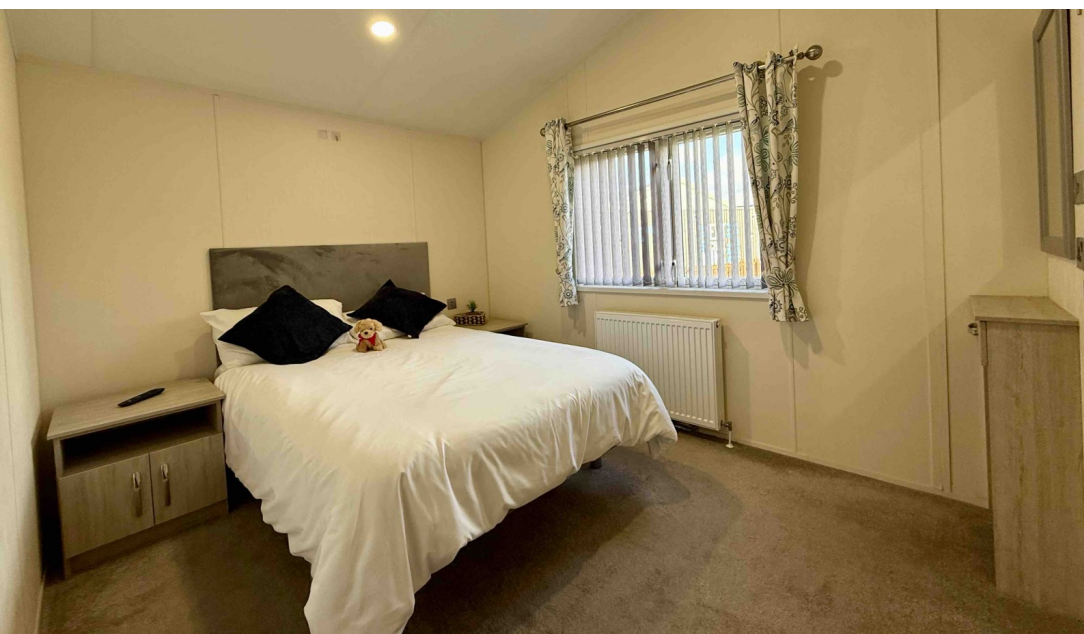
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Wainwrights presents this spacious three-bedroom Delta lodge, positioned in the heart of the park and offered fully furnished and sold as seen. The accommodation includes a generous open-plan kitchen, dining and living area, a principal bedroom with dressing room and en-suite bathroom, two further bedrooms and a family shower room. Outside, the lodge benefits from a bespoke wraparound balcony, a metal storage shed and off-road parking for two vehicles. We understand that approximately 35 years remain on the lease.

Outside

The lodge occupies a central position within the park and benefits from a tarmac driveway providing off-road parking for two vehicles. A bespoke wraparound balcony measures approximately 2.3m by 10m, providing plenty of space for outdoor seating and dining. There is also a useful metal storage shed.

Entrance lobby

A fully glazed UPVC entrance door opens into the lobby, which includes a cupboard housing the Morco Series 3 gas combination boiler. A worktop incorporates space and plumbing for the built-in washing machine, with matching high-level storage cupboards. An internal door opens into the main living area.

Open-plan kitchen, dining and living area *6.25m x 5.90m at the widest and deepest (20' 6" x 19' 4")*

A particularly spacious and welcoming open-plan room, with UPVC sliding patio doors opening onto the outside terrace. Further UPVC double-glazed windows to the front and both sides allow plenty of natural light. The carpeted living area includes a feature electric fire, radiator, sofas, coffee table, television stand, shelving and a large flat-screen television. A generous built-in cupboard provides shelving and hanging space. The kitchen and dining area has wood-effect vinyl flooring and is fitted with marble-effect laminate worktops incorporating a stainless-steel sink and drainer. Integrated appliances include a gas cooker with a four-burner hob, grill and oven, dishwasher, upright fridge/freezer and microwave. There is a combination of floor and eye-level cupboards, drawers and a wine rack, together with a stainless-steel extractor hood and fitted spotlights. A dining table and chairs are also included.

Internal hallway

Carpeted hallway with a radiator and doors leading to the remaining accommodation.

Principal bedroom *3.30m x 2.70m (10' 10" x 8' 10")*

UPVC double-glazed window to the rear aspect, radiator, carpet, inset ceiling spotlights and a wall-mounted television. The double bed and bedside tables are included. A door leads into the dressing room.

Dressing room

Fitted with shelving and hanging space, together with a built-in cupboard housing the electrical consumer unit. Carpeted flooring and a door leading into the en-suite bathroom.

En-suite bathroom *2.18m x 1.72m (7' 2" x 5' 8")*

Opaque UPVC double-glazed window to the side aspect, wood-effect vinyl flooring and a heated towel radiator. The suite comprises a panelled bath with a thermostatically controlled shower mixer and riser, glazed shower screen, vanity unit with inset hand wash basin and WC. Aqua-board panelling surrounds the bath and shower area, with inset spotlights to the ceiling.

Bedroom two *2.72m x 2.10m (8' 11" x 6' 11")*

UPVC double-glazed window to the side aspect, built-in wardrobe, radiator, carpet and inset ceiling spotlights. Furnishings include two single beds with headboards, a bedside cabinet, shelving, mirror, wall-mounted television, blinds and curtains.

Bedroom three *2.70m x 2.10m (8' 10" x 6' 11")*

UPVC double-glazed window, radiator, carpet, built-in wardrobe and inset ceiling spotlights. Furnishings include two single beds, a bedside unit, shelving, mirror, wall-mounted television, blind and curtains.

Family shower room *2.05m x 2.22m at the widest and deepest (6' 9" x 7' 3")*

Opaque UPVC double-glazed window to the side aspect and wood-effect vinyl flooring. The suite comprises a quadrant shower enclosure with glazed doors and a thermostatically controlled shower, vanity unit with inset hand wash basin and WC. Further features include a heated towel radiator, extractor fan, mirror and inset ceiling spotlights.

Leasehold Information

We understand from the vendor that approximately 35 years remain on the lease. The site fees for 2027 are £7,975, while the utilities and water charges for 2026 were £634.36. Buyers are advised to confirm all lease terms, charges, occupancy conditions and utility arrangements directly with the park.

Additional information

The lodge is offered fully furnished and sold as seen. The sale includes the beds and bedroom furniture, sofas, dining table and chairs, four flat-screen televisions, curtains, blinds, bedding, pots, pans, cutlery and crockery, together with the integrated kitchen appliances and washing machine. Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and buyers must obtain verification from their solicitor. Buyers are advised that unlike bricks and mortar property, caravans are prone to depreciate in value over time, so do not expect to get back the money that you originally invested. Buyers are also advised to enquire from the site management about specific rules around ownership and any proposed changes to those rules. Be advised this is a holiday home and not a permanent home and occupancy is limited to 50 weeks per year as the park is closed between the 14th and 28th of February.



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