



20 Coastguard Walk, Felixstowe, IP11 2GB

£280,000 FREEHOLD

Offered for sale with no onward chain and built in 2014 by the Bloor group of developers is this rarely available two bedroom coach house with stunning sea views.

In addition to the two bedrooms the property benefits from allocated off road parking, garage, two Juliette balconies with sea views and an open plan lounge/dining/kitchen space.

The accommodation in brief comprises entrance hall with stairs leading up to landing space, open plan lounge/kitchen/diner, two bedrooms, one with en-suite shower room and bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Additional benefits include the coach house being freehold and has its own garden area to the front of the property.

A viewing is highly recommended to appreciate the accommodation on offer.

ENTRANCE DOOR Opening to :-

ENTRANCE HALL Stairs leading up to the first floor, door into garage.

LANDING 29' 1" x 3' 4" (8.86m x 1.02m)

Radiator, three windows to rear aspect, airing cupboard housing Alpha combination boiler and doors to :-

L-SHAPED OPEN PLAN LOUNGE/DINING/KITCHEN SPACE 17' 9" X 17'8" reducing to 10' 1" (5.41m x 3.07m)

Karndean flooring, two radiators, window to rear aspect and windows and Juliette balcony to front aspect with sea views, media plate.

KITCHEN Comprising fitted worktops with matching splashbacks, one and a half bowl stainless steel sink unit with mixer tap and single drainer, integrated fridge/freezer, integrated electric oven with four ring hob and cooker hood above, washing machine, under counter light.

BEDROOM ONE 14' 2" x 9' 7" (4.32m x 2.92m)

Radiator, Juliette balcony to front aspect with sea views, fitted wardrobes with mirror fronted sliding doors and door to :-

EN-SUITE SHOWER ROOM 6' 4" x 4' 7" (1.93m x 1.4m)

Suite comprising low level WC, wash hand basin with mixer tap, walk in shower with tiled surround, tiled flooring, heated towel rail, shaver point, extractor.

BEDROOM TWO 14' 2" x 8' 2" (4.32m x 2.49m)

Radiator, access to loft space, window to front aspect with sea views.

BATHROOM 7' 4" x 5' 7" (2.24m x 1.7m)

Suite comprising low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower head attachment, part tiled walls, tiled flooring, heated towel rail, shaver point, extractor.

OUTSIDE To the front of the property is a garden area which is mainly laid to lawn with a pathway leading to the entrance door and a service door into :-

GARAGE 17' 11" x 9' (5.46m x 2.74m)

Double opening door to rear aspect and single door to the front aspect, lights and power connected, under stairs storage cupboard, allocated off road parking is in front of the garage.

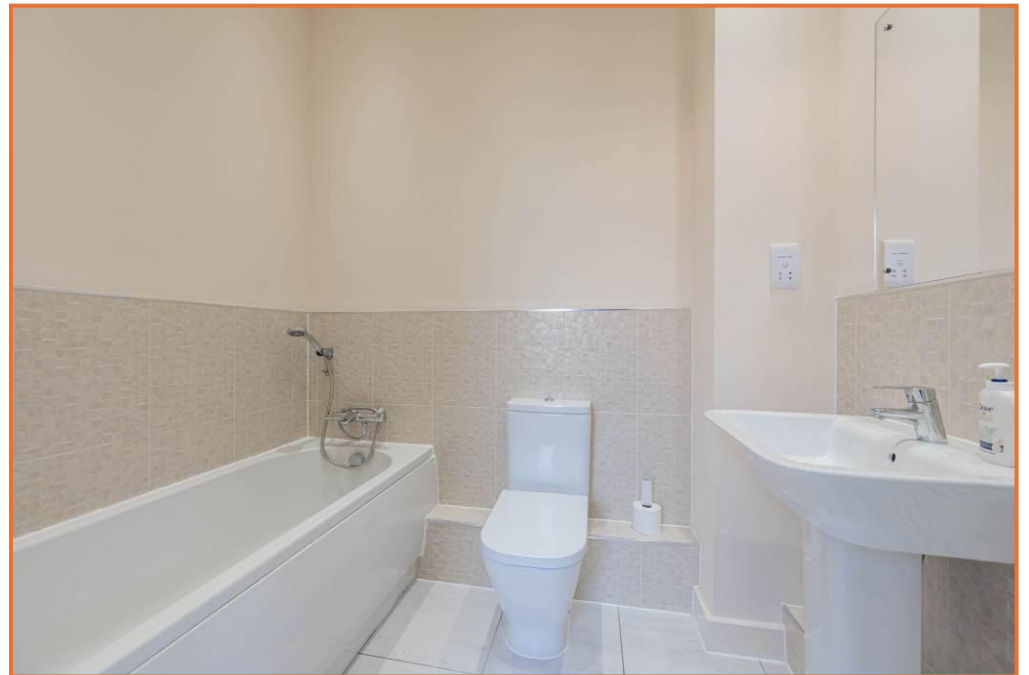
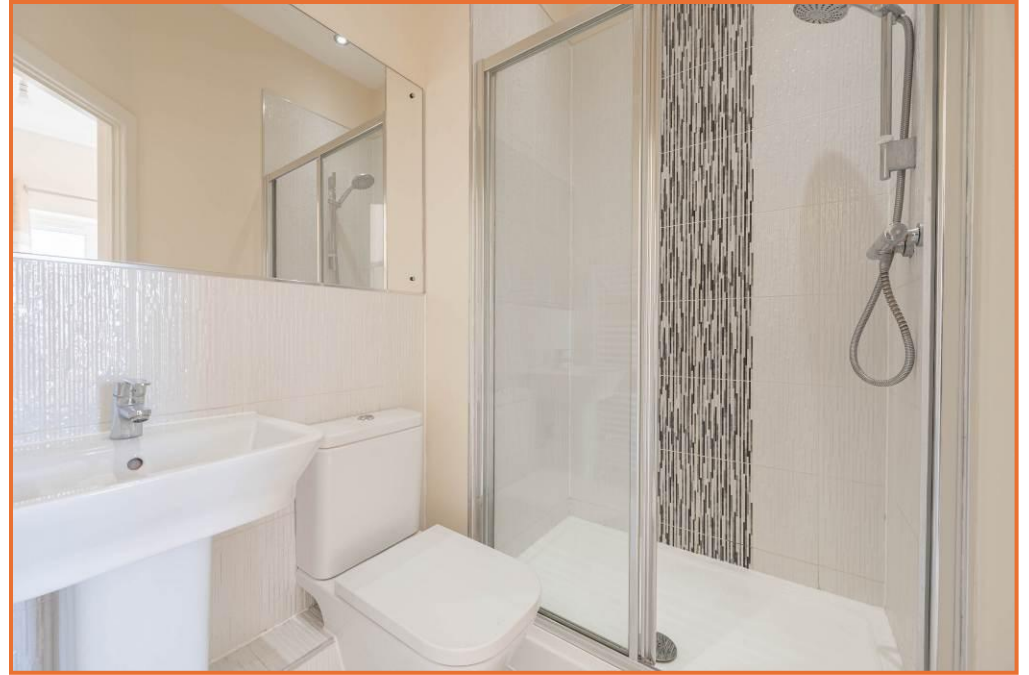
TENURE Freehold

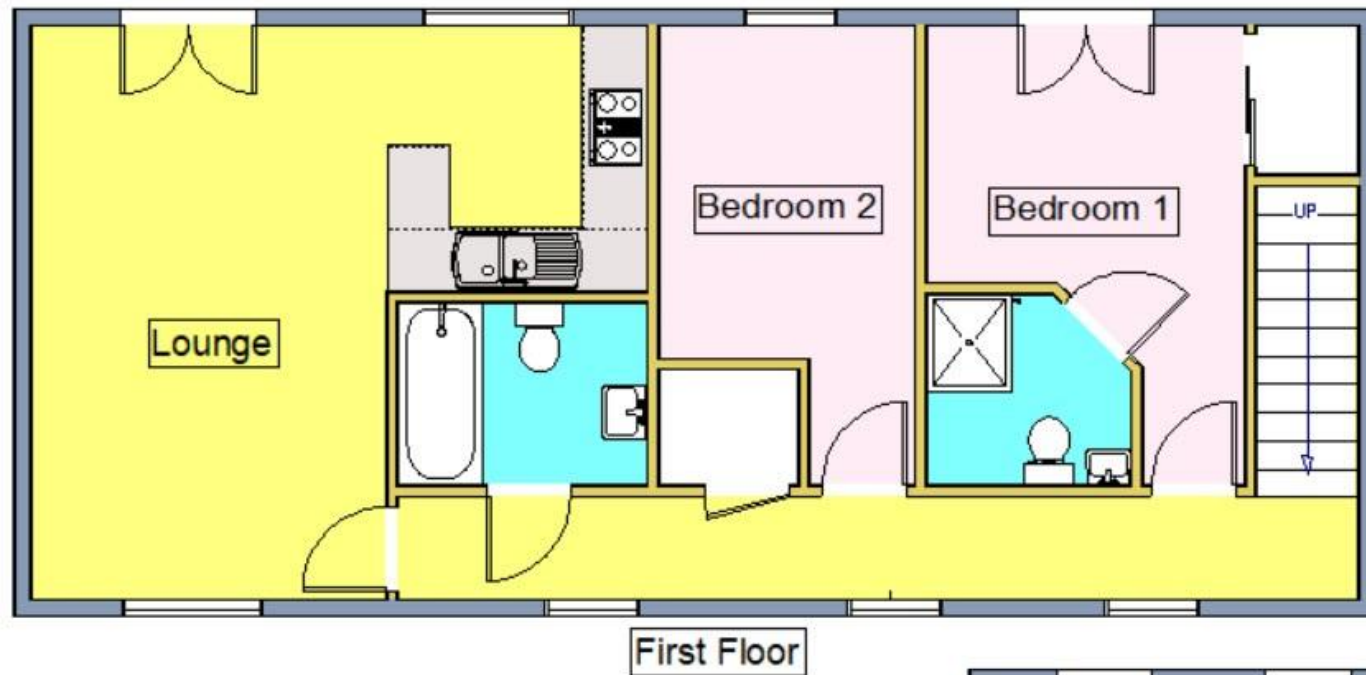
DEVELOPMENT SERVICE CHARGE There is a service charge for the upkeep of the development which includes grass cutting, hedge trimming and window cleaning which is £338 per annum paid in two six monthly installments.

COUNCIL TAX Band 'C'









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

