



“Clarkes Mews” 6 Beach Road East, Felixstowe, IP11 7LD

£525,000 FREEHOLD

A unique property, benefiting from distant sea views from balcony, roof garden and master bedroom, an extended detached single bay three-bedroom Victorian home, with garage, set in an exceptionally popular and established residential location in Old Felixstowe. ‘No onward chain’.

The property offers considerable character and much kerb appeal and is featured in many books on Felixstowe history and recognised from the early 1900s as "Clarkes Mews" forming part of the then family business of "Clarkes garage & Livery Stables" with the remains of gable wall wording still visible today

In addition to the three bedrooms additional accommodation consists of an entrance hallway, cloakroom, spacious sitting room, extended fitted kitchen /dining room / sunroom and a modern first floor shower room with underfloor heating.

Heating is supplied in the form of gas fired central heating to radiators and almost all windows throughout have been sympathetically replaced with double glazed sash units.

Beach Road East is an established and popular road in Old Felixstowe leading from Brook Lane and from the sea at Undercliff Road East.

The property is well presented and maintained featuring an 'Anglia Factors' kitchen, incorporating a variety of built in and integral appliances and flowing from dining area and sun room extension the latter with pitched tinted glass double glazed roof.

Externally there is a small front garden, a small but pleasant and established enclosed rear garden, a balcony leading from the master bedroom on the first floor and also a roof terrace / garden with sea views beyond thatched cottages towards Undercliff Road East.

Felixstowes main town centre is approximately 1 mile distance, the walk to the sea at Cobbolds Point is approximately two minutes and also nearby are Felixstowe Lawn Tennis Club and Felixstowe Ferry Golf Club.

Rarely available to the market and offered for sale with no onward chain, an internal inspection is advised to fully appreciate the character and unique nature of the accommodation on offer

ORIGINAL ENTRANCE DOOR - With leaded stained glass inner panel leading to :-

RECEPTION HALLWAY 13' 9" x 6' (4.19m x 1.83m)

Radiator, staircase leading to first floor landing, under stairs storage cupboard, stripped wood internal doors leading to :-

CLOAKROOM 6' x 3' 5" (1.83m x 1.04m) - Part panelled wall surfaces, low level WC, wash hand basin, radiator, extractor fan.

SITTING ROOM 22' into bay reducing to 17'5 x 16' 1 " (6.71m x 4.9m)

Two double wall lights, two radiators, 9' ceiling height, stripped wooden storage units fitted within bay window base, replacement double glazed sash windows to bay and to front aspect, replaced in keeping with original style. Part glazed stripped internal door leading to :-

OPEN PLAN KITCHEN/DINING ROOM/SUN ROOM 23' max x 17' 2" max (7.01m x 5.23m) - An open plan extended room consisting of :-

KITCHEN AREA 14' 6" x 8' 5" (4.42m x 2.57m)

A well fitted kitchen installed by Anglia Factors, comprising a Franke one and a half bowl sink unit with boiling water/cold water mixer tap, set within polished Granite work surfaces. The kitchen also comprises a Neff four ring induction hob with extractor hood above, built in Neff double oven and also integrated fridge/freezer. Glass shelved display cupboards, six wide width fitted drawers, integrated Neff dishwasher, fitted cupboards, recessed LED spotlights and display lighting, tiled flooring with underfloor heating, vertical radiator, concealed Vaillant boiler serving domestic hot water supply and central heating, two UPVC double glazed sash windows to rear aspect.

DINING ROOM/SUN ROOM 17' 2" in depth (5.82m)

Radiator, double glazed tinted glass pitch roof to sun room area, ceiling to floor windows, French doors leading onto the rear garden in addition to a further double-glazed single door also leading to outside.

FIRST FLOOR LANDING 11' 4" max x 10' 8" max (3.45m x 3.25m)

Built in double door storage/airing cupboard, concealed staircase allowing access up to roof garden and also stripped wooden internal doors leading to :-

BEDROOM ONE 16' into wardrobe recess reducing to 14'4"x 11' 1 " (4.88m x 3.38m)

Full width and full height built in wardrobes to one side, radiator, UPVC double glazed sash window to front aspect offering distant sea views, replacement double glazed French doors opening onto :-

BALCONY Approx 16' x 4' 2" (4.88m x 1.27m)

Overlooking Beach Road East with views towards Brook Lane and also distant sea views to both front and side aspects.

BEDROOM TWO 13' 7" x 9' 3" (4.14m x 2.82m)

Radiator, two UPVC double glazed sash windows to rear aspect.

BEDROOM THREE 11' x 6' (3.35m x 1.83m)

Radiator, two original stripped wood sash windows to rear aspect.

SHOWER ROOM 7' 7" max x 6' 6" (2.31m x 1.98m)

Re-fitted by 'Anglia Factors' with part-tiled wall surfaces and underfloor heating. Comprising a double width walk in shower cubicle with sliding screen, wall mounted shower inset with recessed LED spotlight and extractor fan, low level WC, wash hand basin with mixer taps, fitted storage cupboards, recessed and display LED lighting, heated towel rail/radiator, tiled flooring, double glazed sash window to front aspect.

OUTSIDE

The property benefits from being situated in an established and exceptionally popular Old Felixstowe location within close proximity to the seafront.

The property has gardens front, rear and roof consisting of :-

FRONT GARDEN

Accessed via a gate with matching railings, a tiled pathway and steps lead to the front door. The front garden is planted with trees and shrubs including raised borders to complement the location and style of property.

REAR GARDEN

To the rear (west) aspect is an enclosed cottage style garden with patio/terrace, artificial grass, seating area, enclosed by mature hedging and climbing plants and with a gate allowing access from the garage area.

ROOF GARDEN Approx 27' x 22' (8.23m x 6.71m)

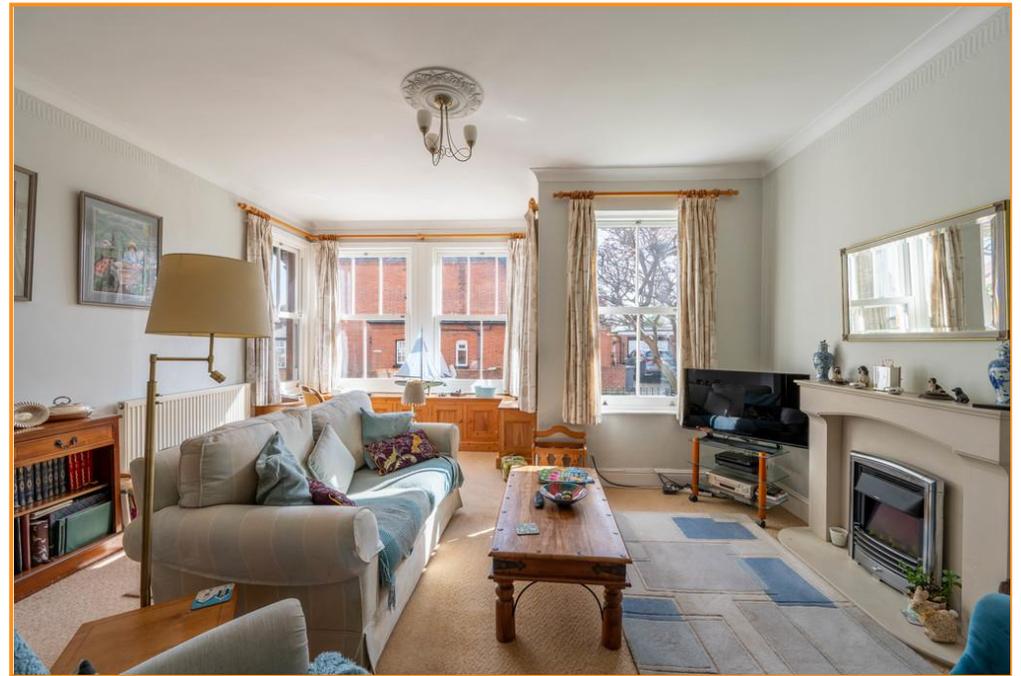
A wonderful but highly unusual feature for properties in the IP11 location, a decked roof terrace/garden area offering fine sea views to the front aspect beyond thatched cottages and towards Undercliff Road East.

GARAGE

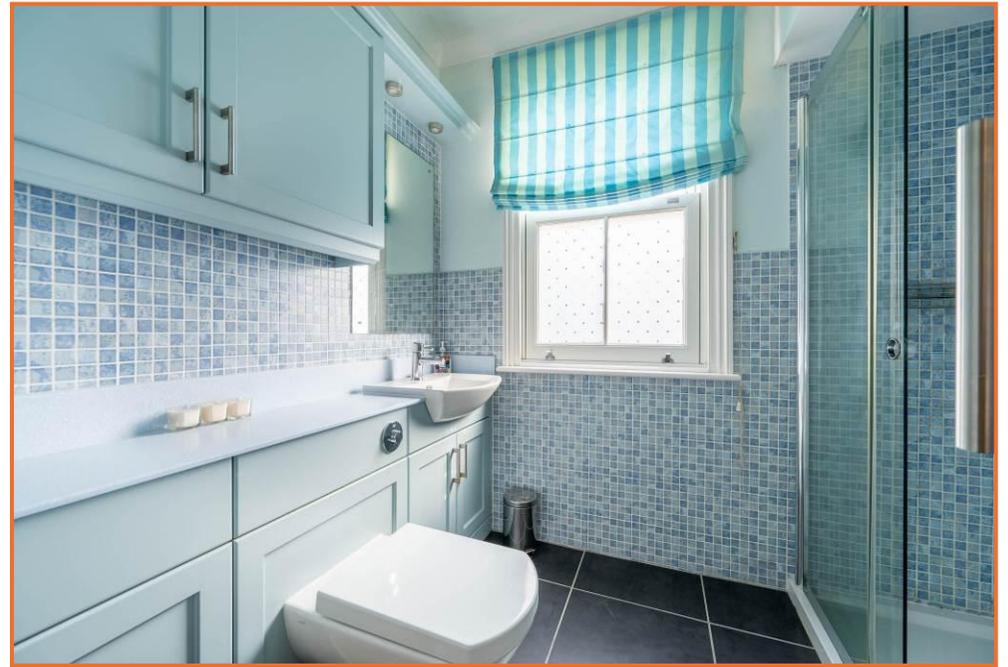
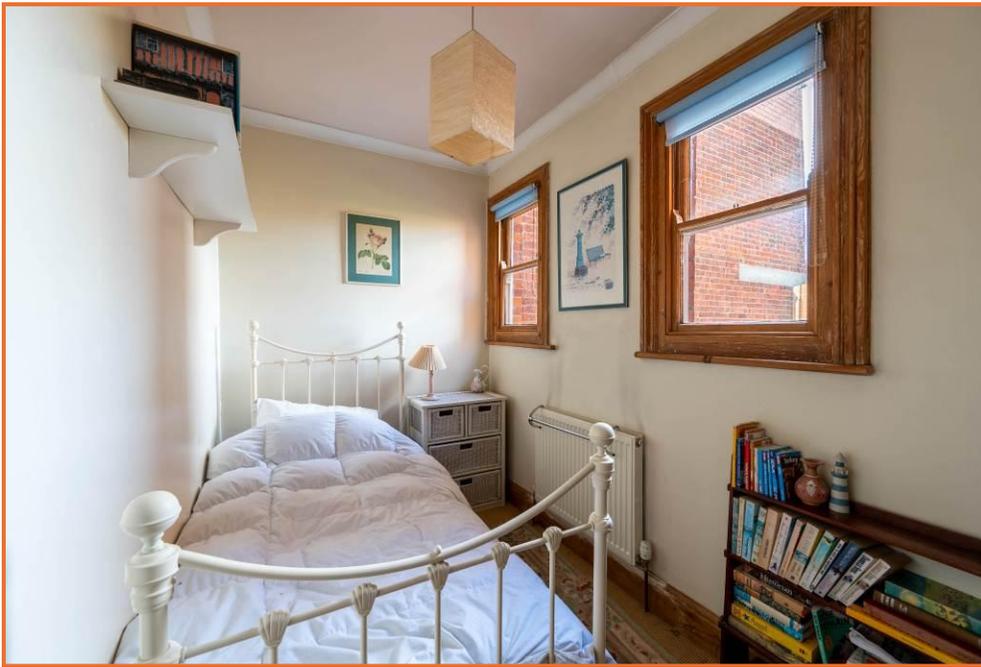
The property has the benefit of a brick-built garage which is located to the rear boundary and is accessed via the drive through at the neighbouring Beach Court development.

COUNCIL TAX

Band 'E'









Address: 6 Beach Road East, FELIXSTOWE, IP11 7LD
 RRN: 7000-1309-0022-0624-3763

