



12 Harvest House, Cobbold Road, Felixstowe, Suffolk, IP11 7SP

£295,000 SHARE OF FREEHOLD

**DIAMOND
MILLS**

Established 1908

A rarely available and well-proportioned two-bedroom ground floor apartment, situated in the highly sought after Edwardian Grade II Listed building, Harvest House, offered for sale with no onward chain. A particular feature of this apartment is the Oak panelled living room with an impressive ornate floor to ceiling Oak fireplace.

Harvest House is in a Conservation area just off the central cliff top at Hamilton Gardens, approximately half a mile from the main high street and shopping thoroughfare of Felixstowe, Hamilton Road.

This captivating building steeped in history, including visits from Wallis Simpson and a former King of Spain, was converted to residential apartments between 1980 and 1985 and has retained many of its original architectural features, including the Palm Court and Orangery. A passenger lift and separate 'goods lift' serves all floors, there are two residents car parks and the communal gardens set within about 3 acres with direct access to the Spa Gardens and Promenade and are well maintained by a contract gardener.

THE ACCOMMODATION

APARTMENT 12

ENTRANCE HALL

CLOAKROOM

LIVING ROOM & DINING ROOM (NORTH & WEST)

25' 3" into bay x 19' 4" (7.7m x 5.89m)

KITCHEN (EAST)

18' 5" x 6' 00" (5.61m x 1.83m)

BEDROOM ONE (WEST)

19' 4" x 10' 00" (5.89m x 3.05m)

BEDROOM TWO

12' 5" x 12' 4" (3.78m x 3.76m)

SHOWER ROOM

FACILITIES

Harvest House is set within delightful grounds, about 3 acres, in an elevated position overlooking the Spa Gardens and sea front. There is parking for residents within the security of the Walled Garden. The Palm Court is located on the ground floor, which also accommodates the resident's lounge. There is a Sunroom that retains the original Edwardian decor, and a Resident's laundry room.

TENURE

Share of freehold and leasehold with remaining 999-year lease.

SERVICE CHARGE

For the year ending 1st December 2026, £6374 plus an annual ground rent of £100. This figure covers the Harvest House Manager's salary, communal cleaning and gardening, lighting of communal areas, building insurance, general maintenance, repairs and water charges. The service charge and ground rent are paid half yearly.

Purchasers should satisfy themselves of the full leasehold /freehold details and maintenance charges, through their solicitor, prior to unconditional exchange of contracts.

COUNCIL TAX BAND

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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.

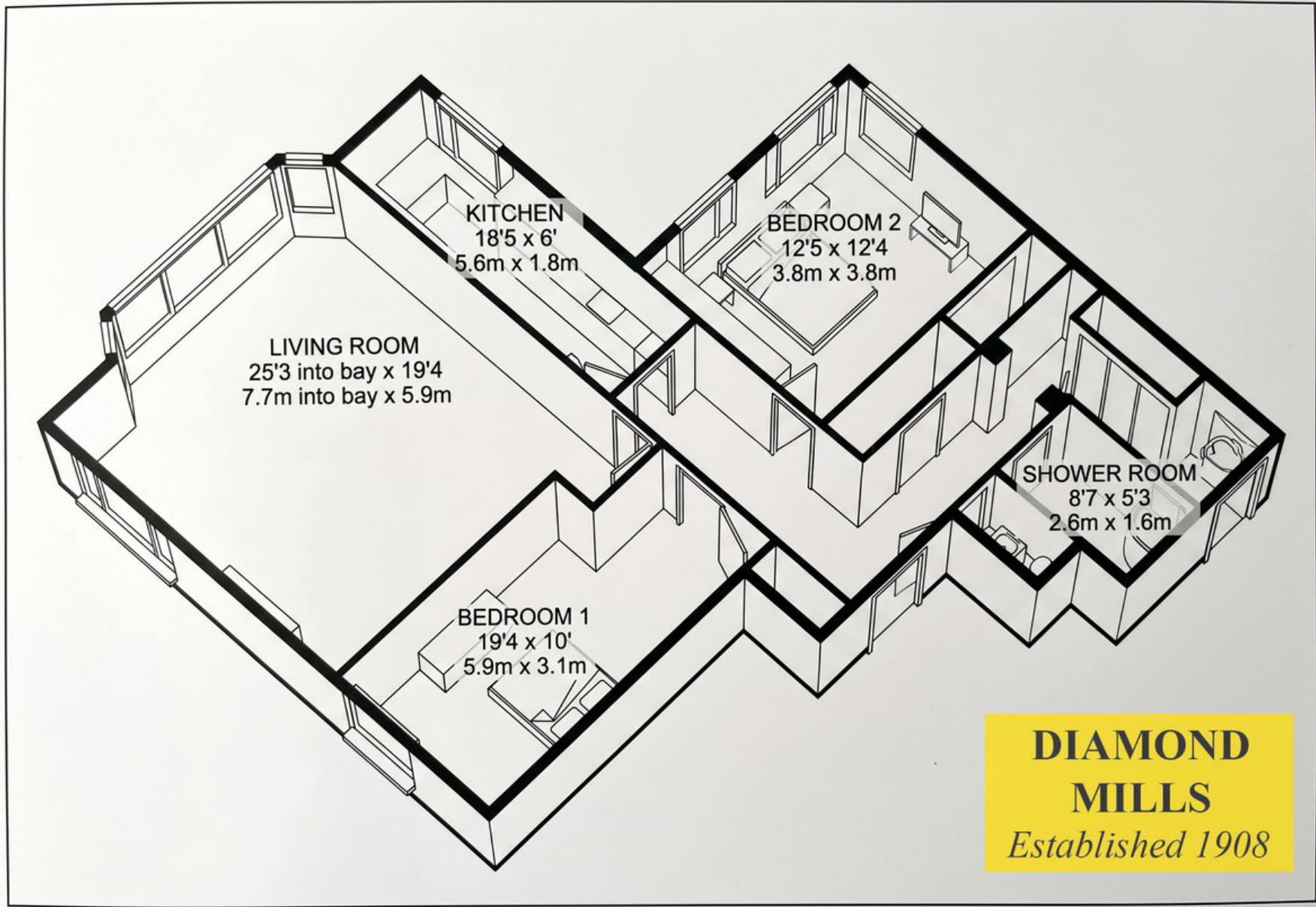
VACANT POSSESSION ON COMPLETION

VIEWING

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







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