

# Foxhall



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## Felixstowe Beach Holiday Park Walton Avenue

Felixstowe, IP11 2HA

Guide price £70,000



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## Ambleside Villa

AMBLESIDE VILLA - OPEN PLAN LOUNGE/DINING ROOM/KITCHEN AREA - MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES - EN-SUITE SHOWER ROOM - FAMILY SHOWER ROOM - THREE BEDROOMS - WELCOMING ENTRANCE HALL - VERY WELL PRESENTED DECKING AREA WHICH WRAPS AROUND HALF OF THE VILLA - POPULAR BEACH LOCATION OF FELIXSTOWE (5 MINUTES WALK OF THE BEACH) - LIVE IN IT FOR 11 1/2 MONTHS OF THE YEAR - PITCH FEE ANNUAL CHARGE £6,700 (STC).

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale with no chain involved this three bedroom villa named Ambleside which sits on Felixstowe Beach Holiday Park.

The property offers three bedrooms, en-suite shower room, family shower room, open plan kitchen lounge and dining area with a modern fitted kitchen with integrated appliances, two off-road parking spaces and a modern decking area which wraps around half of the property.

Felixstowe Beach Park offers plenty of local amenities including access to a clubhouse with a bar (members get 20% off), use of the pool, kids play area, launderette and access to a small convenience store.

Felixstowe is a very popular holiday destination with plenty of local amenities including shops, supermarkets, a popular beach promenade with arcades and amusements, fish and chip shops, there is a local train station, local bus routes giving you access to neighbouring villages and towns and easy access onto the A12/A14.

In a valuer's opinion a very well presented villa with a very modern kitchen, en-suite shower room an early internal viewing is advised.

## Entrance Hallway

Entry via a UPVC double glazed obscure door to the side, mixture of vinyl and carpet flooring, radiator, storage cupboard housing a Morco series 3 combi boiler (pipe gas central heating, no bottles), doors to bedroom one to and three, shower room and the open plan kitchen/lounge/dining area.

## Open Plan Lounge/Kitchen/Diner

19'1" x 12'6" (5.82m x 3.81m)

Double glazed sliding patio doors and windows facing the front with three double glazed windows facing the side and a Velux window, half carpet and vinyl flooring, two radiators, USB sockets feature open fireplace which currently houses an electric fire with a wooden surround and mantle. In the kitchen area you have wall and base fitted units with cupboards and drawers, built-in oven, built-in grill and a built-in microwave, five ring gas hob with a modern extractor fan above and a glass splash-back. Integrated dishwasher, integrated washing machine, integrated fridge freezer, 1 1/2 sink bowl and drainer unit with a mixer tap over, hub system that controls audio with the speakers that are currently on the ceiling and an alarm system which you can also Bluetooth to your mobile phone.

## Bedroom One

8'10" x 7'3" (2.69m x 2.21m)

Double glazed window facing the rear, radiator, side bed lighting, fitted dressing table area, plenty of sockets, built-in wardrobe, USB sockets, carpet flooring and a door to the en-suite shower room.

### En-Suite

6'2" x 3'4" (1.88m x 1.02m)

Double glazed obscure window facing the side, vanity wash hand basin with a mixer tap and extractor fan, low-flush W.C., step in shower cubicle, heated towel rail and vinyl flooring.

### Bedroom Two

8'1" x 6'6" (2.46m x 1.98m)

Double glazed window to the side, fitted wardrobe, radiator, wall lighting and carpet flooring.

### Bedroom Three

7'10" x 5'7" (2.39m x 1.70m)

Fitted wardrobe, radiator and carpet flooring.

### Shower Room

6'11" x 3'4" (2.11m x 1.02m)

Double glazed obscure window facing the side, extractor fan, vanity wash hand basin, heated towel rail, low-flush W.C., shaver point, step-in shower cubicle and vinyl flooring.

### Outside

The villa is wrapped off with a decking area with steps going up giving you ample areas for seating, plant pots and a large decking area on the front for entertaining, relaxing and alfresco dining with the double sliding patio doors into the lounge area. There is also a grass area, access to a small shed and off-road parking for two cars

via a tarmac driveway including a pathway leading up towards the decking.

### Agents Notes

Tenure - Freehold

Council Tax Band -

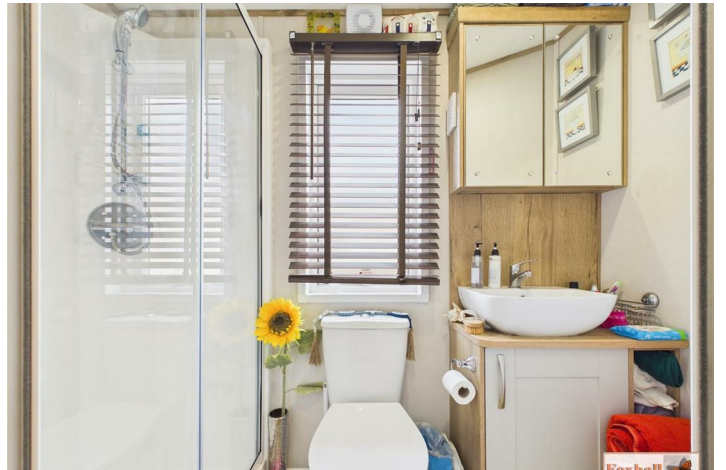
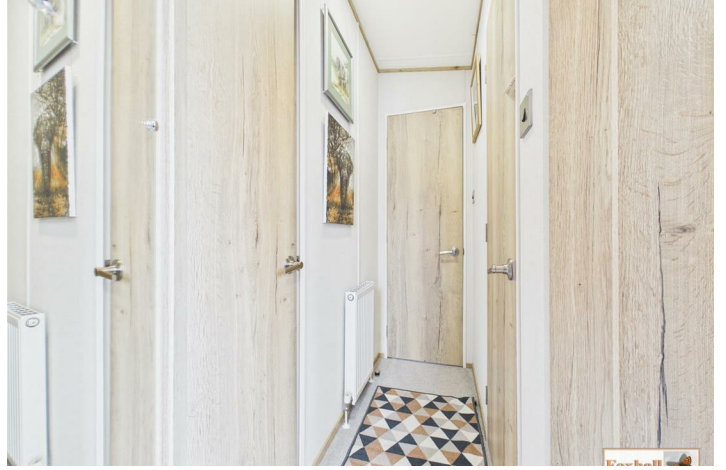
Pitch Fee Annual Charge for 2025 £6,700 (could be subject to change) includes broadband, don't have to pay for a TV Licence.

Gas & Electricity is paid on a quarterly basis to the park - Winter quarter for gas and electric came out around £350.

Water is roughly £300 paid to the park.

Buildings insurance is not included that is with owners to obtain







## Road Map



## Hybrid Map



## Terrain Map

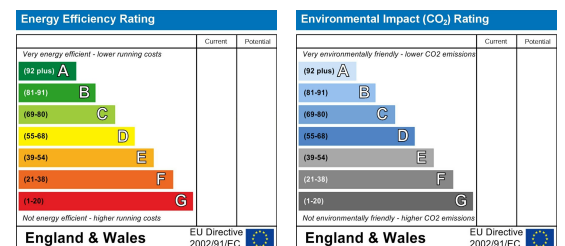


## Floor Plan

## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.