

Scott Beckett
Estate Agents







Fort Cottage, 101 Undercliff Road West, Felixstowe, IP11 2AF

£495,000 FREEHOLD

Offered for sale with no onward chain and located on Felixstowe seafront set back from the road is this rarely available and quirky three storey detached cottage with sea views.

The property currently has two studio rooms located on the ground floor both with en-suites and kitchenettes and both are currently being used as holiday lets. The property could easily be reverted back to a four bedroom detached home.

Further benefits include sea views from the lounge and main bedroom, tiered garden with the upper level enjoying sea views, a modern kitchen and a modern bathroom.

The accommodation in brief comprises entrance hall, access to both studios, on the first floor is the lounge/dining room, kitchen/breakfast room, bathroom and utility cupboard, on the second floor are two bedrooms. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

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

ENTRANCE DOOR
Opening into :-

ENTRANCE HALLWAY
Stairs leading up to the first floor, access which is currently closed off to both studios, which could potentially be access into both bedrooms, and stairs leading up to the first floor.

FIRST FLOOR LANDING
Radiator, windows to rear aspect, stairs leading up to the second floor and doors to :-

LOUNE/DINER 22' 9" x 10' 1" (6.93m x 3.07m)
Window to the front aspect with fitted shutter blinds and sea views, TV point, wood burner stove with solid brick fireplace surround, two radiators and French doors opening out into the rear garden.

KITCHEN/BREAKFAST ROOM 13' 1" max x 12' 2" (3.99m x 3.71m)
Granite fitted worktops with matching upstands, solid wood fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap, space and plumbing available for a dishwasher, further space available for a tumble dryer and freestanding fridge/freezer, Range cooker with four ring gas hob and cooker hood above, two windows to front aspect with sea views.

FAMILY BATHROOM 8' 8" x 7' (2.64m x 2.13m)
Modern suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, freestanding Victorian style clawfoot roll top bath with central mixer tap, corner shower enclosure with twin shower over, part tiled walls, tiled flooring, radiator, extractor, obscured window to rear aspect.

UTILITY CUPBOARD
Fitted worktop with space and plumbing available below for a washing machine, obscured window to side aspect, radiator, formerly a cloakroom and plumbing for a toilet is still available.

SECOND FLOOR LANDING
Window to rear aspect, large storage cupboard and doors to :-

BEDROOM ONE 17' 9" reducing to 14'8" x 10' 10" (5.41m x 3.3m)
Radiator, fitted wardrobes, windows to side and rear aspect, large Velux window to front aspect with sea views.

BEDROOM TWO 16' 11" x 8' 4" (5.16m x 2.54m)
Radiator, fitted wardrobes, window to side aspect.

SEA VIEW STUDIO
French doors access from the front of the property, comprises of a bedroom/lounge area with an en-suite shower room and small kitchenette.

SEA GULL STUDIO
Comprising of a lounge/bedroom area where the measurement is 15'4" x 11'9", a kitchenette measuring 10'9" x 8'7" and a small shower room.

These are currently being used as two separate holiday lets with an annual income of approximately £20,000 for the current owner. These could be converted back to living accommodation from the main property if so desired.

OUTSIDE
To the front of the property is a driveway accessed from Undercliff Road West which enables off road parking for two cars, storage shed and side access gates with steps leading up into the rear garden.

The rear garden is on the cliff face so is tiered and comprises a patio area accessed from the lounge/diner with a side access gate, outside tap, mosaic style stairs leading up to further garden area where there is a covered outdoor kitchen, pizza oven, BBQ area and a sink, with further steps leading up to the remainder of the garden where there is a catio and further steps leading up to a decking area where there is panoramic sea views.

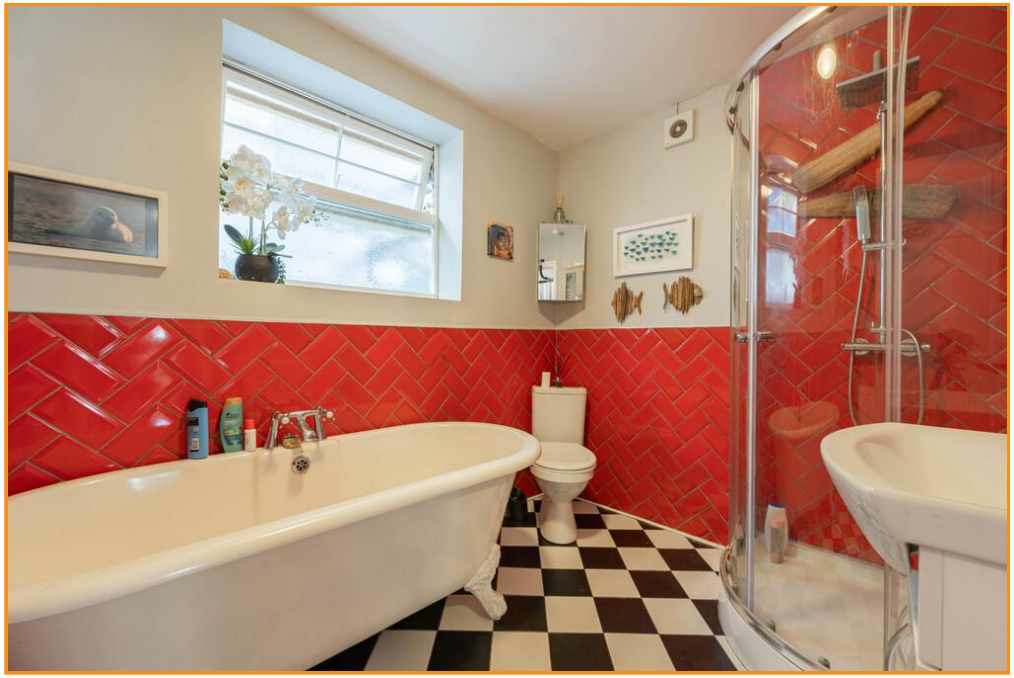
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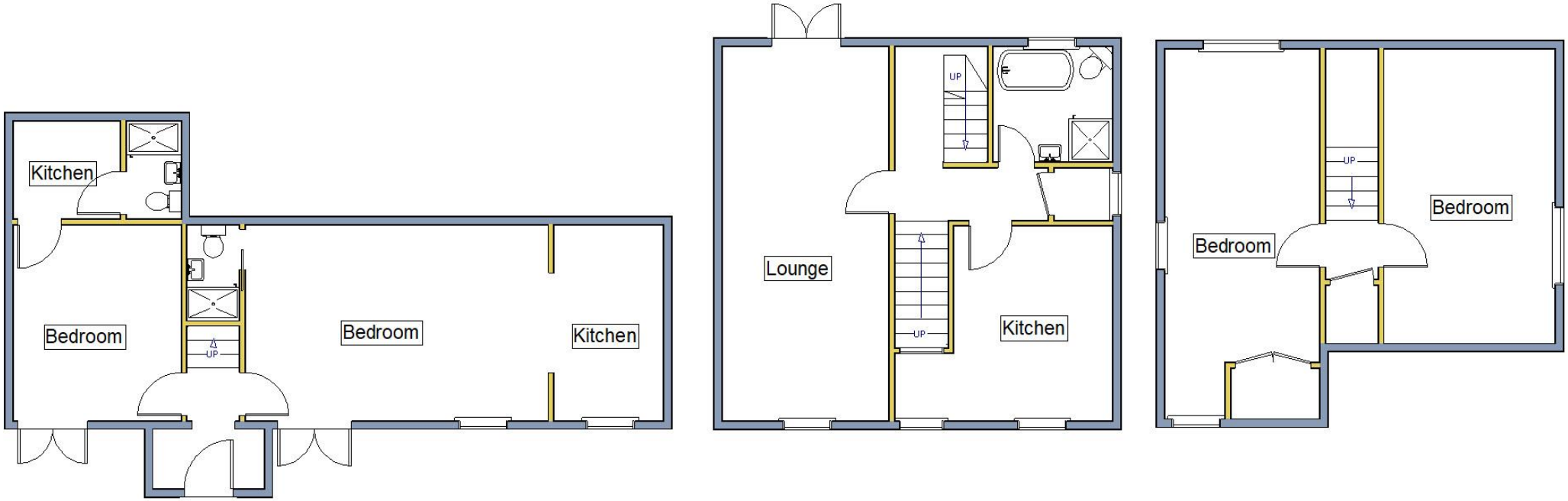
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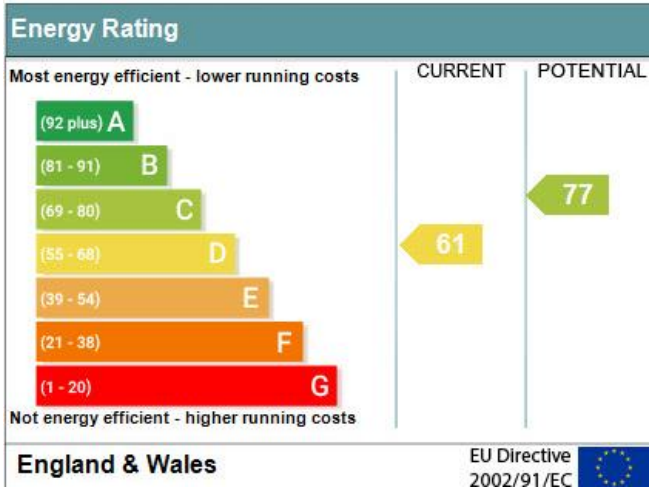






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