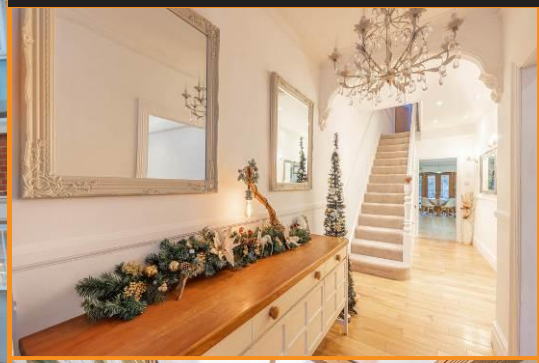


Scott Beckett
Estate Agents







17 Beach Road West, Felixstowe, IP11 2BH

£395,000 FREEHOLD

Located a stones throw away from Felixstowe seafront and built in 1905 is this beautifully presented spacious six bedroom Edwardian town house with 2045 sqft of accommodation.

In addition to the six bedrooms the property benefits from two balconies, off road parking, two reception rooms. two bathrooms a modern kitchen and new carpets throughout.

The accommodation in brief comprises entrance hall, cloakroom, lounge, dining room, sun room, kitchen/breakfast room, on the first floor are four of the bedrooms and a family bathroom and on the second floor are two further bedrooms and a modern shower room.

Heating is supplied in the form of gas fired central heating to radiators with a newly installed boiler (April 2025) and windows are of double glazed construction.

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

ORIGINAL ENTRANCE DOOR
Opening into :-

ENTRANCE HALLWAY 26' 3" x 6' 6" (8m x 1.98m)
Solid oak flooring, radiator, stairs leading up to the first floor with an understairs storage cupboard and doors to :-

CLOAKROOM
Suite comprising low level WC, wash hand basin with mixer tap and storage cupboard below, extractor and solid oak flooring.

LOUNGE 18' 2" into the bay x 13' 2" (5.54m x 4.01m)
Solid oak flooring, radiator, bay window to the front aspect, TV point, Biofuel feature fireplace.

DINING ROOM 13' 1" x 11' 8" (3.99m x 3.56m)
Solid oak flooring, radiator, TV point, original feature fireplace, French doors opening into :-

SUN ROOM 14' 4" x 8' 1" (4.37m x 2.46m)
French doors opening out into rear garden.

KITCHEN/BREAKFAST ROOM 21' 11" x 10' 9" (6.68m x 3.28m)
Solid wood fitted worktops with matching upstand, solid wood fitted storage units above and matching storage units and drawers below, Butler sink with mixer tap, integrated appliances such as dishwasher, Beaumatic microwave and Zanussi coffee machine, space and plumbing available for both a washing machine and a tumble dryer and further space available for freestanding fridge/freezer, Range cooker with cooker hood above, tiled flooring, under counter lighting, radiator, window to side aspect and bi-folding doors to rear aspect.

FIRST FLOOR LANDING
Radiator, stairs leading up to the second floor with an understairs storage cupboard and doors to :-

BEDROOM ONE 18' 2" into the bay x 11' 8" (5.54m x 3.56m)
Radiator, bay window to front aspect, original feature fireplace, door opening out onto balcony with sea views to side aspect.

BEDROOM TWO 13' 2" x 11' 8" (4.01m x 3.56m)
Radiator, window to rear aspect, fitted wardrobe and original feature fireplace.

BEDROOM THREE 10' 11" x 10' 4" (3.33m x 3.15m)
Radiator, window to rear aspect, fitted wardrobe, further fitted cupboard housing combi boiler installed in April 2025.

BEDROOM FOUR 11' 5" x 6' 6" (3.48m x 1.98m)
Radiator, window to front aspect.

FAMILY BATHROOM 11' 2" x 7' 3" (3.4m x 2.21m)
Suite comprising low level WC, wash hand basin with mixer tap, freestanding claw foot roll top bath, separate corner shower cubicle, heated towel rail, radiator, extractor, two obscured windows to side aspect.

SECOND FLOOR LANDING
Doors to :-

BEDROOM FIVE 18' 11" reducing to 11'9" x 15' 1" (5.77m x 4.6m)
Currently being used as the primary bedroom, laminate flooring, two radiators, fitted wardrobes with mirror fronted sliding doors, windows to front aspect, door opening out onto balcony with sea views to side aspect, pull down ladder with access to spacious, fully boarded loft space with power and light, measuring 18’ x 9’4”.

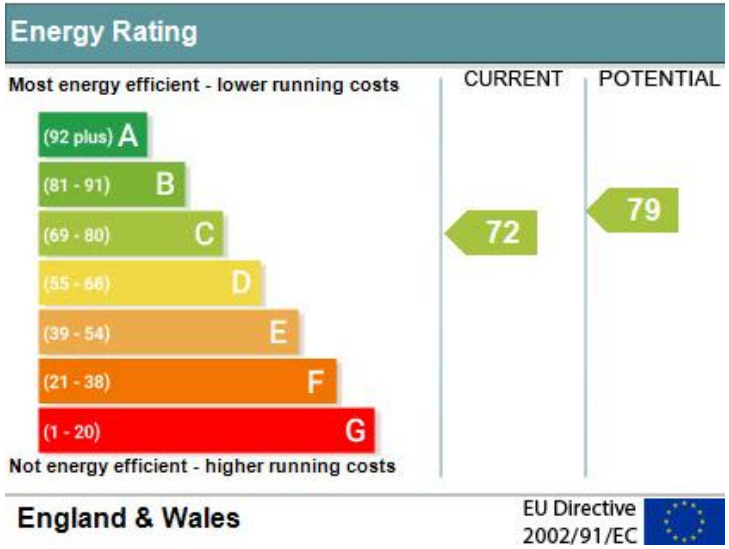
BEDROOM SIX 10' 7" x 9' 8" (3.23m x 2.95m)
Laminate flooring, radiator, window to rear aspect, original feature fireplace, fitted wardrobe.

SHOWER ROOM 9' 5" x 4' 10" (2.87m x 1.47m)
Modern re-fitted suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, shower cubicle with twin shower head, wall mounted LED lit de-mister mirror, heated towel rail, storage cupboard, access to additional loft space.

OUTSIDE
To the front of the property, it has been shingled to enable off road parking for one car, Edwardian style pathway leading to the covered entrance door.

The rear garden is of south west elevation and upon entering from the kitchen/breakfast room is a patio area with a covered veranda opening out onto the remainder of the garden which is enclosed by fencing and laid to lawn, storage shed, outside tap, light and socket.

COUNCIL TAX
Band 'C'











O: 19 Hamilton Road, Felixstowe, Suffolk, IP11 7AX T: 01394 338000 **E:** enquiries@scottbeckett.co.uk **W:** www.scottbeckett.co.uk

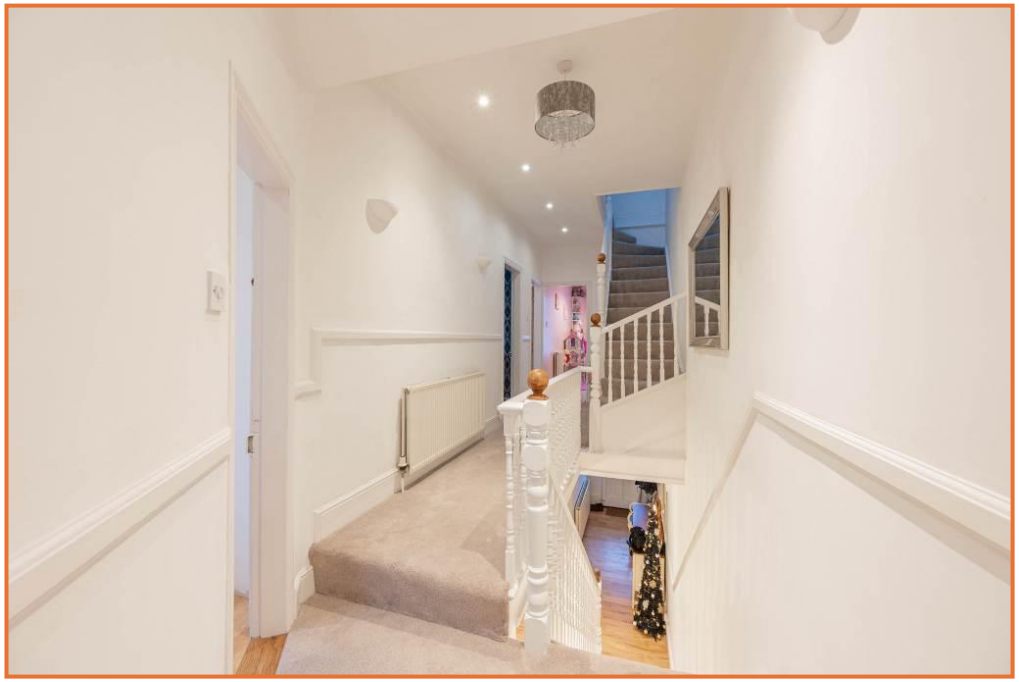
The Property Ombudsman











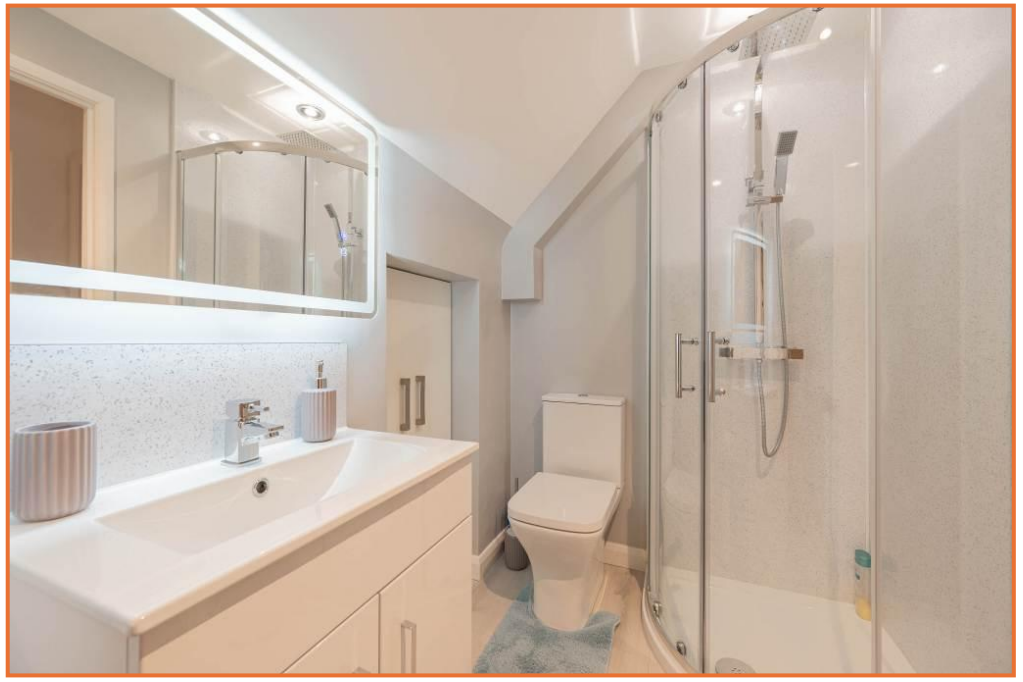






O: 19 Hamilton Road, Felixstowe, Suffolk, IP11 7AX T: 01394 338000 **E:** enquiries@scottbeckett.co.uk **W:** www.scottbeckett.co.uk







O: 19 Hamilton Road, Felixstowe, Suffolk, IP11 7AX T: 01394 338000 **E:** enquiries@scottbeckett.co.uk **W:** www.scottbeckett.co.uk



Approx: 190 Sq Metres Total Floor Area

O: 19 Hamilton Road, Felixstowe, Suffolk, IP11 7AX T: 01394 338000 **E:** enquiries@scottbeckett.co.uk **W:** www.scottbeckett.co.uk