



£550,000

Sea Road, Felixstowe, IP11



 5  
Bedrooms

 2  
Bathrooms

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Wainwrights presents this substantial six bedroom Victorian townhouse occupying a prime position on the highly desirable Sea Road, directly opposite Felixstowe seafront. Offering approximately 2,744 sq ft of accommodation arranged over four floors, the property enjoys stunning panoramic sea views from multiple rooms and a private balcony off the principal bedroom.

Beautifully combining character features with modern family living, the accommodation includes a spacious open plan reception room, contemporary kitchen with central island and integrated Bosch appliances, dining room, games room, utility room, office, modern family bathroom and additional shower room.

Externally, the property benefits from an enclosed rear garden with raised decking, koi pond, mature planting and rear access. Conveniently located within walking distance of Felixstowe Pier, Beach Street, the seafront and town centre, this rarely available home offers versatile and spacious accommodation ideal for family living.



## Outside Front

Occupying an enviable position directly opposite Felixstowe beach, the property is approached via a wide concrete staircase with decorative pillars leading to an impressive stained glass entrance door. Gated side access and steps lead down to the front garden and separate lower ground floor entrance.

## Entrance Porch

A useful entrance space with room for coats and shoes, featuring original exposed wooden flooring and access into the main hallway.

## Entrance Hallway *8.45m x 1.65m narrowing to 1.02m(27' 9" x 5' 5")*

A spacious and welcoming hallway accessed via a glazed internal door with decorative glass panels. Featuring carpet flooring, radiator, staircase rising to the first floor with original spindles and wooden handrail, further staircase leading to the lower ground floor and doors to principal rooms.

## Lounge *9.42m x 4.10m (30' 11" x 13' 5")*

An impressive open plan reception room with UPVC double glazed bay window to the front aspect enjoying panoramic sea views, along with an additional UPVC double glazed window to the rear. The room features a period fireplace with fitted shelving to alcoves, decorative ceiling light fittings and carpet flooring.

## Shower Room *1.62m x 1.23m extending to 2.05m(5' 4" x 4' )*

Modern suite comprising walk-in shower with Triton electric shower, integrated wash hand basin and WC within a gloss vanity unit, radiator and opaque UPVC double glazed window to the side aspect.

## Utility Room *3.25m x 3.02m (10' 8" x 9' 11")*

Fitted with marble-effect worktops, space and plumbing for washing machine and tumble dryer, wall mounted electric heater, carpet tile flooring, coving to ceiling and UPVC double glazed window and door to the rear aspect.

## Lower Ground Floor Hallway *5.50m x 1.62m (18' 1" x 5' 4")*

With carpet tile flooring, radiator and extensive built-in storage cupboards. Additional access door leading to the front garden.

## Dining Room *5.30m x 4.10m (17' 5" x 13' 5")*

A spacious dining room featuring a UPVC double glazed bay window to the front aspect, wood-effect laminate flooring, feature fireplace with decorative surround, radiator and coving. Open access leads through to the kitchen.

## Kitchen *4.95m x 3.81m into alcove (16' 3" x 12' 6")*

A modern fitted kitchen comprising marble-effect worktops, composite one and a half bowl sink unit, integrated Bosch double oven and space for an American-style fridge freezer. A range of shaker-style wall and base units provide ample storage, while the central island incorporates a Bosch five burner gas hob with stainless steel extractor over. UPVC double glazed French doors open directly onto the rear garden.

## Games Room *3.87m x 3.20m (12' 8" x 10' 6")*

Featuring UPVC double glazed window and half glazed door to the side aspect, brick-built fireplace and decorative feature wall.

## Storage Room / Potential Cloakroom

Useful additional storage space with opaque glazed window to the rear aspect.

## Rear Garden

A beautifully enclosed rear garden enjoying both morning and afternoon sun. The garden features raised decking with koi pond, pathway leading to rear access gate, mature planting including decorative palms and established shrubs, pebbled seating areas, barbecue space and wooden shed. Fully enclosed with fencing for added

privacy.

### **First Floor Landing**

With carpet flooring, radiator and staircase rising to the second floor.

### **Principal Bedroom** 5.90m x 4.60m (19' 4" x 15' 1")

A superb principal bedroom enjoying stunning panoramic sea views via a UPVC double glazed window and patio doors opening onto a private balcony with space for outdoor seating. Additional features include fitted wardrobes, feature fireplace, carpet flooring and decorative lighting.

### **Bedroom Two** 3.80m x 3.82m into alcove (12' 6" x 12' 6")

UPVC double glazed window to the rear aspect, carpet flooring, radiator and fitted wardrobe.

### **Bedroom Six / Office** 3.65m x 3.23m (12' x 10' 7")

Currently utilised as a home office, featuring UPVC double glazed windows to the rear and side aspects, wood-effect laminate flooring and radiator.

### **Second Floor Landing**

A generous landing area with skylight providing natural light and loft access via fold-down ladder.

### **Bedroom Three** 4.70m x 3.54m (15' 5" x 11' 7")

A spacious double bedroom enjoying panoramic sea views via a UPVC double glazed window to the front aspect. Additional features include original fireplace, fitted cupboard and radiator.

### **Bedroom Four** 3.85m x 3.86m into alcove (12' 8" x 12' 8")

UPVC double glazed window to the rear aspect, exposed wooden floorboards and radiator.

### **Bedroom Five**

UPVC double glazed window to the front aspect with sea views, carpet flooring and radiator.

### **Family Bathroom**

A stunning four-piece bathroom suite featuring freestanding bath with mixer tap and shower attachment, large walk-in shower with thermostatic shower, twin sinks set upon a gloss vanity unit, WC, chrome heated towel rail, tiled flooring and opaque UPVC double glazed window to the side aspect.

### **Additional Information**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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