



West Wing, 17-18 Sea Road, Felixstowe, IP11 2DF

£185,000 (LEASEHOLD)

Offering some sideways sea views and recently re-decorated and re-carpeted throughout, a spacious ground floor, two bedroom apartment located close to Felixstowe seafront and approximately half a mile from Felixstowe's main town centre.

In addition to the two bedrooms further accommodation consists of entrance hallway, a good sized lounge/dining room, fitted kitchen and shower room.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of double glazed construction.

The apartment has undergone recent modernisation and improvements and is offered for sale having been re-decorated throughout and also with new carpets fitted.

Externally and accessed from the lounge / dining room is a personal enclosed terrace garden.

Prospective purchasers should note that under the terms of the lease the letting, sub-letting or holiday letting of the apartment is not permitted, and therefore the apartment is offered for sale for owner occupier only. Pets are at the Freeholders discretion.

Rarely available to the market and with unique accommodation an internal inspection is advised to appreciate the accommodation on offer.

COMMUNAL ENTRANCE DOOR

Accessed via security entrance system, leading to :-

COMMUNAL HALLWAY

With wooden entrance door leading to :-

ENTRANCE HALLWAY approx 20' x 5' max (6.1m x 1.52m)

Double storage/airing cupboard, radiator, plastered ceilings (8'5" in height), mains connected smoke detector, four ceiling lights, double doorway leading into :-

LOUNGE/DINING ROOM 20' 10" max reducing to 18'3 x 15' 10" max (6.35m x 4.83m)

Two radiators, three ceiling light fittings, two wall lights, five double power sockets, plastered ceiling (8'5" in height), three UPVC double glazed windows with views towards the sea, also UPVC double glazed door again with sea views offering access onto personal enclosed garden.

KITCHEN 13' 2" x 8' max reducing to 6' 6" (4.01m x 1.98m)

Fitted comprising a single drainer one and a half bowl sink unit with mixer taps and cupboards under, a range of in total 13 cupboard fronts/display units and three drawers also work surfaces, part tiled walls, tiled flooring, radiator, space for freestanding fridge/freezer, space for cooker, built in wine rack, six power sockets (three double and three single), plastered ceiling (8'5" in height), UPVC double glazed window.

BEDROOM ONE 16' 8" max reducing to 14'2 x 10' 7" (5.08m x 3.23m)

Fitted bedroom furniture consisting of wardrobes and shelving, six drawers/bedside cabinets, three double power sockets, ceiling light fitting, UPVC double glazed window, also further double door storage/airing cupboard with slatted shelving and doorway leading to :-

UTILITY CUPBOARD 2' 10" x 2' 9" (0.86m x 0.84m)

With plumbing for automatic washing machine, double power socket, also housing Vaillant combination boiler serving hot water supply and central heating.

BEDROOM TWO 12' 10" x 5' 9" plus wardrobe recess 3.91m x 1.75m)

Built in double door wardrobe/display cupboard, radiator, two ceiling light fittings, three double power sockets, UPVC double glazed window.

SHOWER ROOM 9' x 5' 6" (2.74m x 1.68m)

Fitted with a modern suite featuring mainly tiled wall surfaces, also tiled flooring with under floor heating, comprising a shower cubicle with wall mounted shower inset and display recess, also sliding door screen, low level WC, wash hand basin with mixer taps and four drawers beneath (two double & two single), two eye level storage cupboards, courtesy display lighting, shaver socket, heated towel rail/radiator, ceiling light fitting, extractor fan, UPVC double glazed window.

OUTSIDE

The property has a personal garden area enclosed by fencing situated to the front of the property, offering some sea views, and consisting of patio/terrace.

TENURE - LEASEHOLD

The remainder of a 199 year lease commencing 2007 (approximately 181 years remaining).

SERVICE CHARGE

£75 per calendar month (£900 p.a. which includes approx. £450 p.a. building insurance) This is due to rise to £80 per calendar month (£960 per annum) in the near future

GROUND RENT

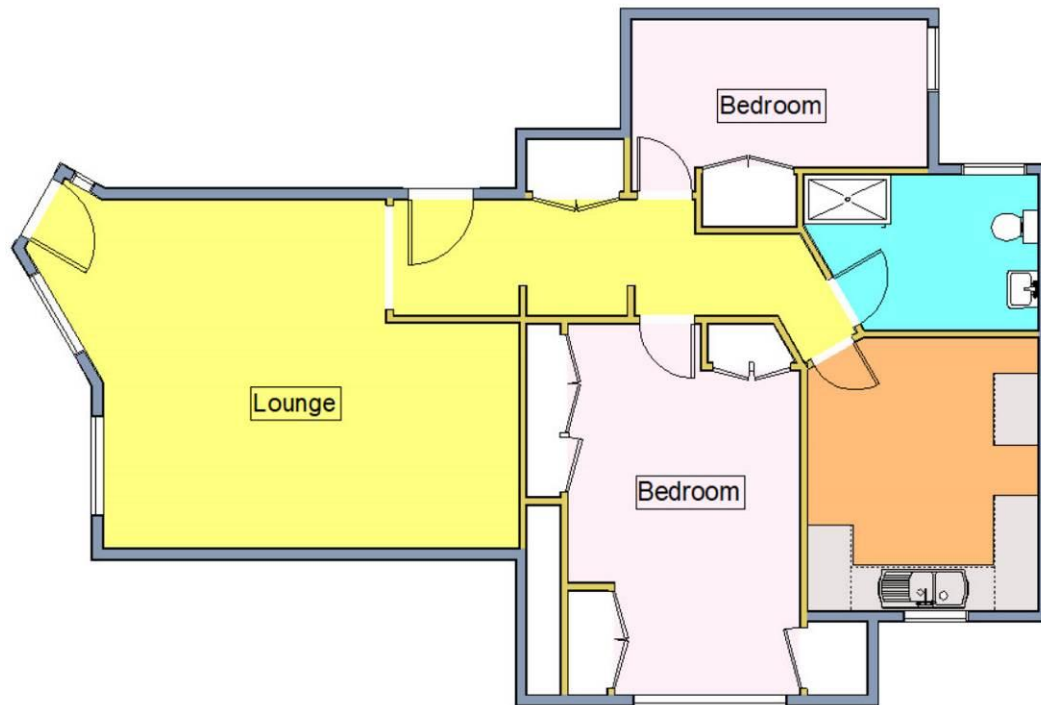
£100 per annum.

COUNCIL TAX

Band 'B'







Address: West Wing, 17-18 Sea Road, FELIXSTOWE, IP11 2DF
 RRN: 2641-3049-6204-5405-6200

