



£1,250 pcm
Hamilton Gardens, Felixstowe



 **2**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



Wainwrights presents this beautifully positioned two-bedroom apartment, boasting breathtaking, uninterrupted sea views from both the lounge and principal bedroom. Accessed via a staircase, the property offers bright and spacious accommodation including a generous lounge with balcony, a modern fitted kitchen, and two well-proportioned bedrooms.

The property further benefits from an allocated parking space to the rear and ample storage throughout. Ideally located close to the town centre and walking distance to the sea.

Entrance

The property is accessed via an external staircase (four flights) from Hamilton Gardens, leading to a small balcony area with stunning, uninterrupted sea views. A UPVC double glazed entrance door with Georgian-style inserts opens into the hallway.

Hallway *5.30m x 1.09m widening into 2.31(17' 5" x 3' 7")*

Spacious entrance hall with matting to the immediate entrance followed by carpet flooring, radiator, dado rails, and spotlights to the ceiling. Includes a large walk-in storage cupboard housing the electric meter and consumer unit. Doors to all rooms.

Lounge *4.50m x 3.50m at widest (14' 9" x 11' 6")*

A bright and airy reception room featuring a UPVC double glazed door and window to the front aspect, opening onto a private balcony with breathtaking sea views. Additional side window offers further coastal and pier views. Features include carpet flooring, radiator, built-in cupboard, and a feature fireplace.

Kitchen *3.14m x 2.30m (10' 4" x 7' 7")*

Fitted with modern shaker-style wall and base units with wood-effect worktops and inset 1.5 bowl sink. Integrated oven and induction hob with extractor over, space for washing machine and fridge freezer. UPVC double glazed window to the rear aspect, radiator, vinyl flooring, and a cupboard housing the gas combi boiler.

Bedroom One *4.09m x 3.06m (13' 5" x 10') into window alcove*

A spacious double bedroom with UPVC double glazed window to the front aspect, offering stunning sea views. Features include radiator, carpet flooring, original fireplace, and two built-in cupboards.

Bedroom Two *3.40m x 3.00m at widest (11' 2" x 9' 10")*

A further double bedroom with UPVC double glazed window to the rear aspect, radiator, carpet flooring, and built-in storage cupboard.

Bathroom *2.31m x 1.38m (7' 7" x 4' 6")*

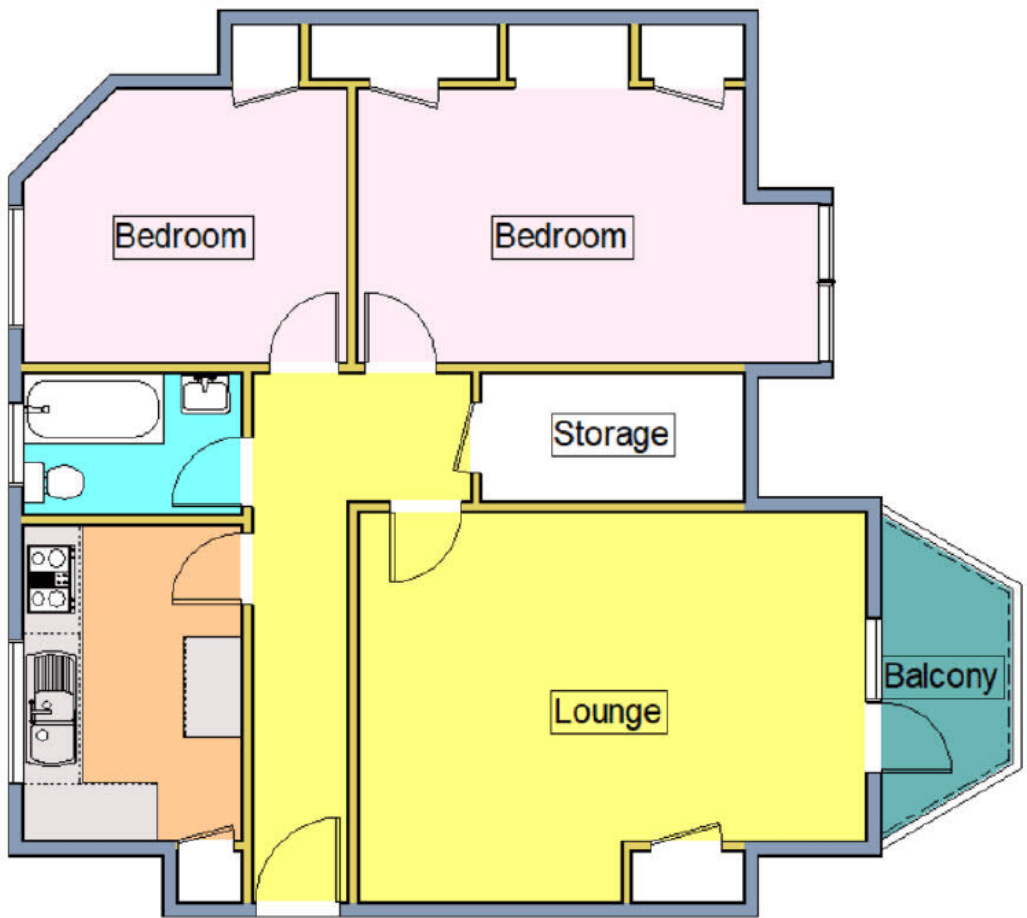
Fitted with a white three-piece suite comprising bath with shower mixer tap, wash hand basin, and WC. UPVC double glazed opaque window to the rear aspect, partially tiled walls, vinyl flooring, and radiator.

Loft Access

Accessed via a hatch from the hallway, with additional rooflight above providing natural light.

Outside & Parking

Balcony Private balcony to the front with space for seating, offering exceptional, uninterrupted sea views. Parking Allocated parking space for one vehicle located to the rear of the property, accessed via Ranelagh Road.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hamilton Gardens, IP11

