



19 Beach Station Road | Felixstowe | Suffolk | IP11 2DR

Guide Price: £265,000

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19 Beach Station Road, Felixstowe, Suffolk, IP11 2DR

“A delightful four-bedroom seaside property offering spacious family living or a potential holiday home/let situated only footsteps from Felixstowe’s promenade, attractions and beach beyond.”

Description

A superb opportunity to acquire this delightful four-bedroom seaside property situated only footsteps from the promenade, beach, attractions and array of places to eat.

The accommodation comprises: entrance hall, dining room, sitting room, kitchen, utility room, shower room, first floor galleried landing, three-bedroom, family bathroom and second floor master bedroom with en-suite bathroom.

The property benefits from a recently converted loft which now provides a light and airy master bedroom with en-suite bathroom, a first-floor veranda with sea views beyond, a modern fitted kitchen and family bathroom, gas fired central heating and some double glazing.

About the Area

Felixstowe is a charming Edwardian seaside town nestled between the Rivers Orwell and Deben. There is an excellent range of shopping, educational and recreational facilities along with a branch line rail service running to Ipswich (twelve miles) where there is a mainline link to London’s Liverpool Street Station with a journey time of approximately sixty-five minutes.

The A14 provides access to Cambridge and the Midlands as well as giving access to London via the A12.

The accommodation comprises:

Part-glazed front door to:

Entrance Hall

Stairs to first floor, under stair storage cupboard, radiator and doors to:

Dining Room Approx 11'5 x 9'9 (3.5m x 3.0m)

Window to rear elevation, decorative feature Victorian style fireplace, radiator, serving hatch to kitchen, decorative ceiling rose, coved ceiling, picture rail and open to:

Sitting Room Approx 15'4 x 11'8 (4.6m x 3.6m)

Bay window to front elevation, radiator, decorative Victorian style fireplace, coved ceiling, picture rail and decorative ceiling rose.

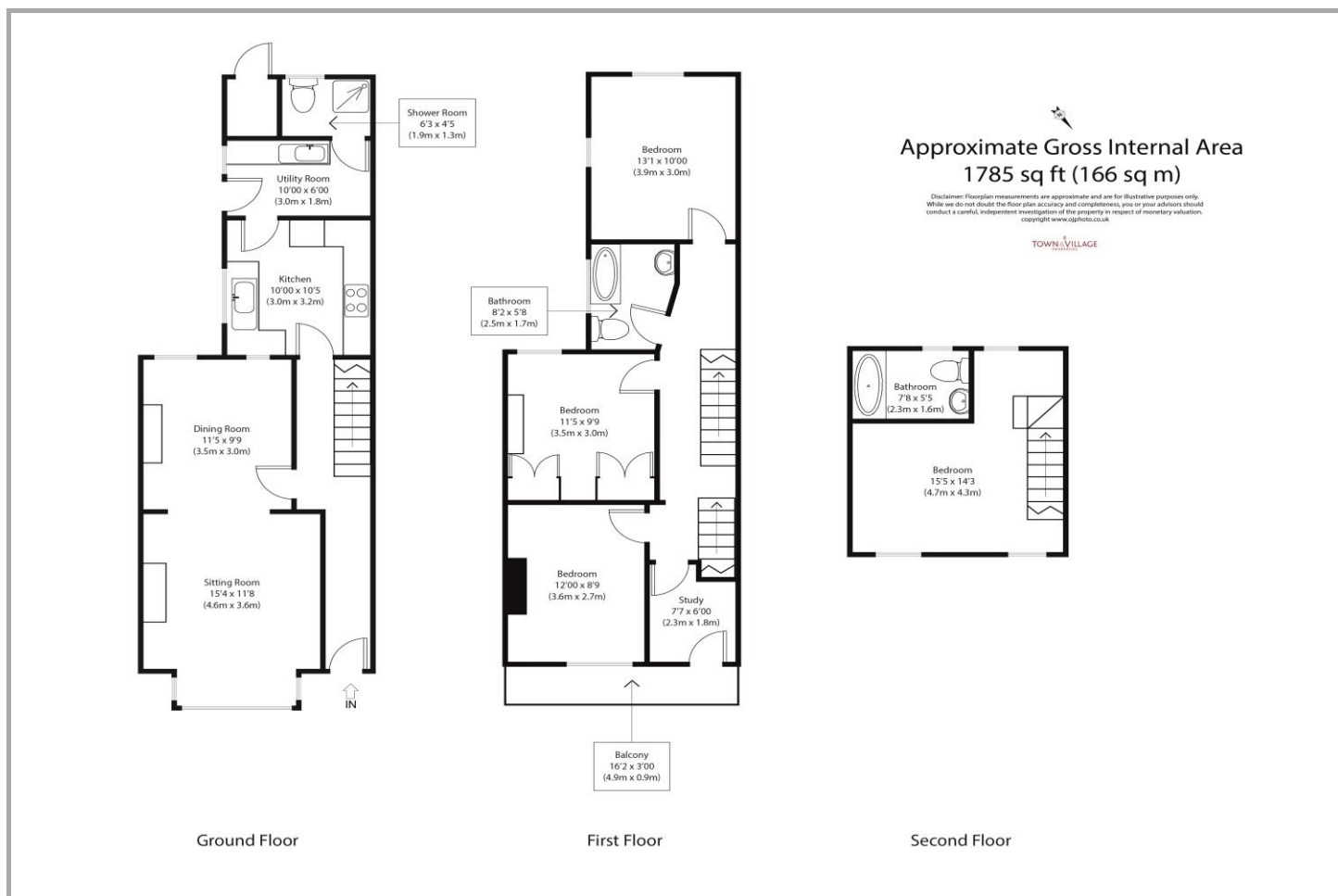
Kitchen Approx 10'5 x 10' (3.2m x 3.0m)

Fitted with stainless steel single drainer sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, tiled splash backs, built-in Neue electric oven, built-in Neue four ring induction hob with extractor fan over, serving hatch to dining room, window to side elevation, radiator, coved ceiling and stable style door to:

Utility Room Approx 10' x 6' (3.0m x 1.8m)

Fitted with stainless steel sink unit with mixer tap over, work surfaces with base cupboard under, space for wash machine and





tumble dryer, tiled splash back, radiator, tiled flooring window to side elevation, part-glazed door to outside and door to:

Shower Room

Comprising shower cubicle, low-level flushing w.c, radiator, tiled flooring, coved ceiling, frosted window to rear elevation, wall-mounted electric heater and extractor fan.

First Floor Galleried Landing

Access to loft, radiator, under stair storage area and doors to:

Bedroom Approx 13'1 x 10' (3.9m x 3.0m)

Window to rear elevation, radiator, coved ceiling, and wood effect flooring.

Family Bathroom

Comprising panel bath with mixer tap and separate hand-held shower attachment, low-level flushing w.c, pedestal hand wash basin, tiled splash back, part-tiled walls, tiled flooring, heated towel ladder and frosted window to side elevation.

Bedroom Approx 11'5 x 9'9 (3.5m x 3.0m)

Window to rear elevation, radiator and built-in wardrobes.

Bedroom Approx

Window to front elevation.

Study Approx 7'7 x 6' (2.3m x 1.8m)

Part-glazed door to veranda and sea views beyond, study, radiator and stairs to the second floor.

Second Floor Master Bedroom Approx 15'5 x 14'3 (4.7m x 4.3m)

A delightful light and airy newly converted master suite with two Velux windows to front elevation, one Velux window to

rear elevation, radiator and door to:

En-Suite Bathroom

A modern fitted suite comprising panel bath with central mixer tap and separate hand-held shower attachment, low-level flushing w.c, vanity sink unit, tiled splash back, heated towel ladder, part-tiled walls, ceiling down-lighters, extractor fan and Velux window to rear elevation.

Outside

To the front, the property enjoys a traditional seaside frontage with a first-floor veranda providing a delightful spot to sit and enjoy the sea views beyond. A wrought iron gate opens to an enclosed front garden and a pathway to the front door.

The enclosed rear garden has been thoughtfully designed in keeping with a coastal property and is mainly laid to shingle with well-stocked shrub borders. Also within the rear garden is an outside tap, a pedestrian gate allowing access to a rear pathway and outhouse housing the wall-mounted Baxi gas fired boiler.





Energy performance certificate (EPC)

19, Beach Station Road
FELIXSTOWE
IP11 2DR

Energy rating
D

Valid until: 5 June 2024

Certificate number: 0568-7034-7286-2644-1920

Property type

Mid-terrace house

Total floor area

108 square metres

Rules on letting this property

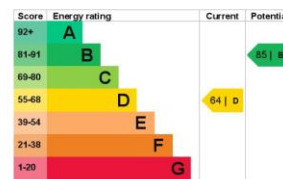
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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