



7 Beach Road East, Felixstowe, Suffolk, IP11 7LD

£579,000 RARELY AVAILABLE TOWN HOUSE CLOSE TO THE SEA

**DIAMOND
MILLS**

Established 1908

An exceptional semi detached villa with accommodation on four floors, in one of the most sought after residential areas of Felixstowe, with sea views from the main bedroom and top floor.

Half glazed entrance doors leads to:

ENTRANCE PORCH

5' 3" x 4' 00" (1.6m x 1.22m) Tiled floor. Door to:

ENTRANCE HALL (SOUTH)

16' 2" x 6' 00" including the stairs (4.93m x 1.83m) Pine boarded floor. Radiator. Stairs to first floor. Door to the stairs for the lower ground floor.

RECEPTION ROOM ONE (WEST)

14' 4" x 12' 5" plus bay (4.37m x 3.78m) Open fireplace. Radiator.

RECEPTION ROOM TWO (EAST)

13' 00" x 12' 5" (3.96m x 3.78m) Fireplace (closed). Fitted bookshelves. Radiator. External door leads out onto:

RAISED DECK/BALCONY

11' 9" x 6' 9" (3.58m x 2.06m)

LOBBY (SOUTH)

Worcester gas fired boiler. Door to:

SHOWER ROOM (SOUTH)

5' 10" x 6' 00" (1.78m x 1.83m) Three piece white suite comprising shower cubicle, vanity unit with inset wash basin and low level WC. Heated towel rail/radiator.

STAIRS TO LOWER GROUND FLOOR

HALLWAY/UTILITY ROOM

20' 00" x 5' 9" including stairs (6.1m x 1.75m) Fitted wall and base units. Stainless steel sink unit with single drainer. Plumbing for washing machine. Tiled floor. Radiator. Built-in cupboards.

REAR LOBBY (SOUTH)

7' 6" x 4' 3" (2.29m x 1.3m) Radiator. Tiled floor. External door to terrace.

KITCHEN/DINER (EAST AND WEST)

25' 4" x 12' 7" plus bay (7.72m x 3.84m) The kitchen area is fitted with a range of wall and base units with Minerva worksurfaces and an inset one and a half bowl sink unit with single drainer with flexi tube tap over. Integrated dishwasher. Smeg Range with induction hob, two ovens and a grill.

In the dining room is a fireplace (not in use). Slate style tiled floor with under floor heating. Bi-fold doors lead out to the tiled terrace to the east.

FIRST FLOOR ACCOMMODATION

CLOAKROOM (EAST)

6' 2" x 3' 00" (1.88m x 0.91m) Low level WC.

BEDROOM (EAST)

12' 9" x 12' 8" (3.89m x 3.86m) Radiator.

BEDROOM (WEST)

12' 8" plus bay x 11' 9" (3.86m x 3.58m) Three radiators. Built-in cupboard. Pine boarded floor.

BATHROOM (WEST)

8' 3" x 7' 00" (2.51m x 2.13m) Two piece white suite comprising panelled bath with shower over and vanity unit with inset wash basin. Heated towel rail/radiator. Fitted cabinets.

SECOND FLOOR LANDING (SOUTH)

Eaves storage cupboard. Cupboard housing electric meter. Access to loft.

SHOWER ROOM

6' 1" x 3' 00" (1.85m x 0.91m) Three piece white suite comprising shower tray with electric shower, wash basin and WC.

BEDROOM (EAST)

12' 7" x 12' 1" (3.84m x 3.68m) Recess with fitted shelving. This bedroom commands wonderful sea views.

BEDROOM (WEST)

14' 10" x 12' 9" (4.52m x 3.89m) Radiator. This room is at present used as an office.

OUTSIDE

Small front garden behind a picket fence.

Immediately to the rear, approached from the ground floor, is a raised deck/balcony with views over the garden and steps down to the terrace. From this terrace there are winding steps down to the tiled terrace immediately outside the kitchen/dining room.

The rear garden is a particularly attractive feature, it has been beautifully landscaped with terraces and lawns. Flower bed along the northern boundary and planters along the southern side.

There is a second terrace to the eastern end of the garden where there is a garden shed with power and light connected. Workshop with power and light connected. External lighting. Pedestrian gate leads to another area of bin storage. Timber and felt potting shed.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (62) with a potential rating of B (83) and the current energy performance certificate is valid until 13th September 2031.

COUNCIL TAX BAND

Band E.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

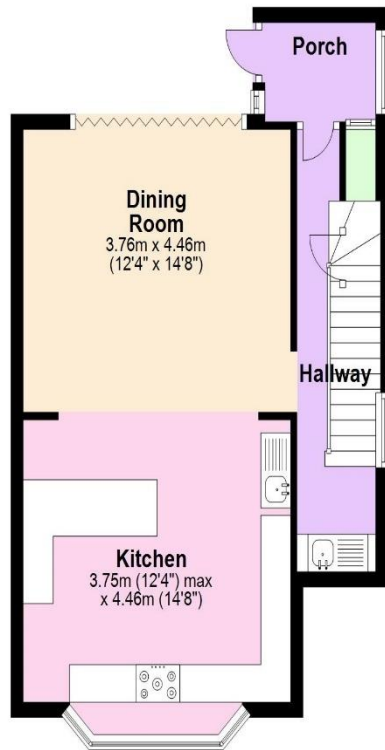
VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



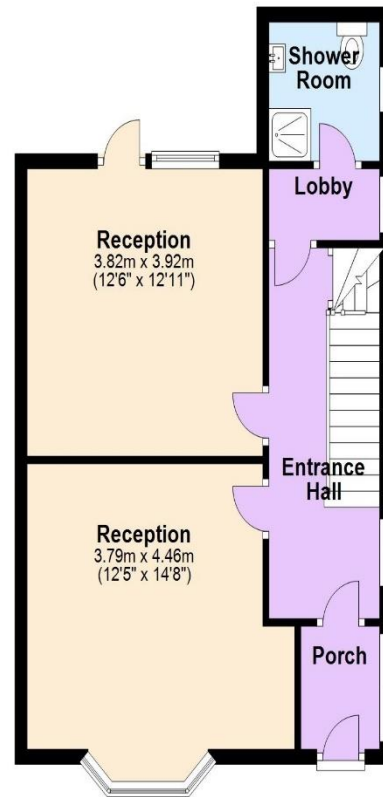
Basement

Approx. 45.3 sq. metres (487.5 sq. feet)



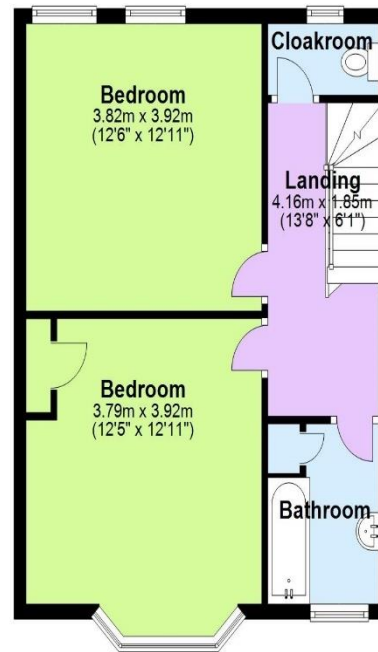
Ground Floor

Approx. 49.1 sq. metres (528.6 sq. feet)



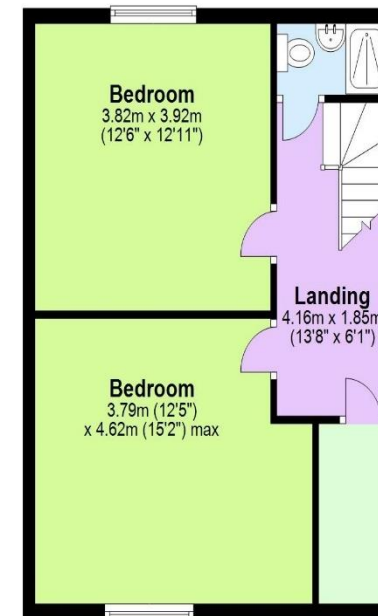
First Floor

Approx. 45.6 sq. metres (490.6 sq. feet)



Second Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 185.2 sq. metres (1993.8 sq. feet)