



56 Harvest House, Cobbold Road, Felixstowe, Suffolk, IP11 7SP

£280,000 SEA VIEWS – NO ONWARD CHAIN

DIAMOND

MILLS

Established 1908

Situated in the highly sought after Harvest House retirement development, a wonderfully presented two bedroom fourth floor apartment with sea views is offered for sale with no onward chain.

This unique apartment offers a spacious entrance hall with a dining area and stairs leading up to the clock tower office on the upper floor, double aspect living room with a window seat enjoying sea views, recently fitted kitchen also with sea views, two double bedrooms and a shower room.

Viewing is highly recommended to appreciate all the benefits of owning an apartment in Harvest House. Buyers must be at least 55 years of age.

HALLWAY

35' 2" x 12' 10" max (10.72m x 3.91m) Fitted carpet. Two electric heaters. Cupboard housing the fuse box. Dado rail. Stairs rising to upper floor. Dining area with space for a table at the end of the hallway. Doors through to:

LIVING ROOM

17' 5" x 14' 6" (5.31m x 4.42m) Fitted carpet. Two electric heaters. Two dormer windows to the rear aspects with far reaching sea views. Built in alcove shelving and window seat with built in storage underneath.

KITCHEN

12' 11" x 10' 1" (3.94m x 3.07m) Fitted with a contemporary kitchen with a range of base level units, quartz worktops with matching upstand and an inset stainless steel one and a half bowl sink unit with worktop drainer grooves. Integrated NEFF washing machine. Integrated CDA slimline dishwasher. CDA two ring induction hob. NEFF mid-height oven with hide-and-slide drawer with extractor hood over. Space for fridge and freezer. Electric heater. Cushioned floor. Window to the rear aspect with sea views.

BEDROOM 1

17' 10" x 6' 11" (5.44m x 2.11m) Fitted carpet. Electric heater. Picture rail. Built in chest of drawers and wardrobes. Two original sash windows to the front aspect looking into the centre of the building with integrated Thomas Sanderson shutters.

BEDROOM 2

10' 11" x 6' 11" (3.33m x 2.11m) Fitted carpet. Electric heater. Built in wardrobe. Original sash window to the front aspect looking into the centre of the building with integrated Thomas Sanderson shutters.

SHOWER ROOM

9' 9" x 5' 10" (2.97m x 1.78m) Three piece white suite comprising a tiled electric shower cubicle with glass screen, pedestal wash hand basin and low level W.C. Vinyl flooring. Part tiled walls. Towel radiator. Medicine cabinet.

AIRING CUPBOARD

7' 2" x 3' (2.18m x 0.91m) Built in shelving. New pressurised water tank fitted October 2021.

CLOCK TOWER STUDY

6' 10" x 10' 2" (2.08m x 3.1m) Located atop the flight of stairs in the hallway. Fitted carpet. Electric heater. Two windows to the rear aspect with sea views and two further windows to the side aspects. Built in display cabinet, office desk, and cupboard housing the clock tower's pendulum.

COMMUNAL GROUNDS

Harvest House is well known for its range of communal areas which are accessible by all residents, this includes the Lounge, Reading Room, Chapel, Palm Court Ballroom, Dining Hall, Laundry and Putting Green. The stunning grounds amount to approximately 3 acres which overlook the Seafront and Felixstowe Spa Gardens which are maintained throughout the year by a contractor. There is parking for residents and visitor spaces which can be found on the East and West side.

LEASEHOLD

Lease Length: Remainder of a 999 year lease from 1985.
Service Charge: £4318 per annum. Ground Rent: £100 per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has a current rating of F (22) and a potential rating of D (55).

COUNCIL TAX BAND

Band 'C'.

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

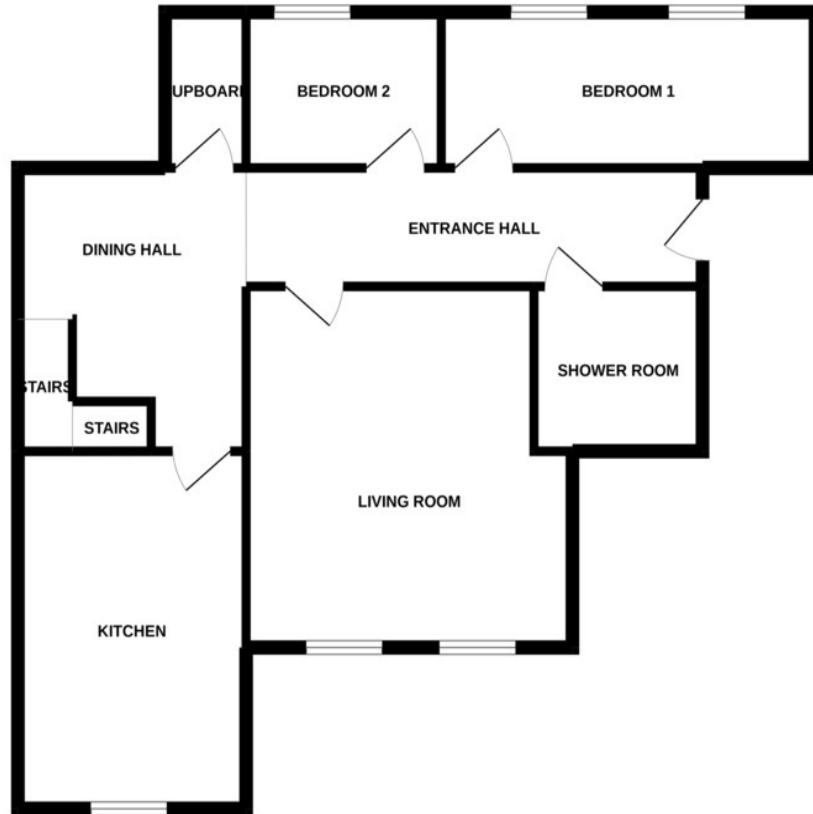
VIEWING

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





FOURTH FLOOR



FIFTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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