



**Seaview House, Flat 5, 105 Queens Road, Wolsey Gardens,
Felixstowe, Suffolk, IP11 7NU**

£450,000 SHARE OF FREEHOLD

**DIAMOND
MILLS**

Established 1908

An exceptional maisonette fronting Wolsey Gardens with wonderful sea views. This apartment is part of 105 Queens Road which comprises 5 flats each of which own a share of the freehold.

The accommodation includes two bedrooms and a shower room on the ground floor, a lovely light open plan living/dining/kitchen on the first floor with two balconies and a master bedroom with ensuite bathroom on the second floor.

ENTRANCE HALL

The stairs rise to the first floor from this hall and there is a radiator in this room. Doors lead off to the two ground floor bedrooms and the shower room.

BEDROOM (S)

12' 3" x 9' (3.73m x 2.74m) This room has sea views across Wolsey Gardens and there are fitted shutters on the window. Radiator.

BEDROOM (S)

Another Southerly facing room with sea views and fitted shutters. This room is currently used as a study. Radiator.

SHOWER ROOM (N)

9' x 6' (2.74m x 1.83m) Fitted with a three piece white suite comprising shower, pedestal wash basin and low level WC. Heated towel rail/radiator, extractor fan and storage cupboard.

FIRST FLOOR LANDING

With door to the open plan living/kitchen/dining room. Stairs rise to the second floor from here.

LIVING/KITCHEN/DINING ROOM (E&S)

19' 9" x 15' (6.02m x 4.57m) Minimum A wonderful light room with great sea views and glazed doors out onto the balconies. The seating area is at one end of this room, the kitchen is in the middle and the dining area is at the other end. There are two radiators in this room. In the kitchen there is a range of fitted wall and base units and an inset one and a half bowl sink unit.

The appliances include a Neff hob, oven and extractor. A cupboard houses the gas fired boiler. The dining area is at the Eastern end of this room and has glazed doors out onto the large balcony.

SOUTHERN BALCONY

14' 6" x 5' (4.42m x 1.52m) This balcony is approached from the seating area and commands wonderful sea views.

EASTERN BALCONY

19' 6" x 9' 6" (5.94m x 2.9m) Approached from the dining area. An exceptionally large balcony with plenty of room for tables and chairs. This balcony enjoys sea views to the South and East.

SECOND FLOOR LANDING

With door to the bedroom with the ensuite bathroom.

BEDROOM (N&S)

12' 9" x 11' 6" (3.89m x 3.51m) plus dormer Another room with sea views and a radiator. Restricted ceiling height at the edges of this room. A door leads into the en-suite bathroom

EN-SUITE BATHROOM (N,E&S)

11' 6" x 6' 6" (3.51m x 1.98m) Fitted with a three piece suite comprising free standing roll top bath with clawed ball feet, pedestal wash basin and low level WC. Sea views. Towel rail/radiator.

OUTSIDE

Immediately in front of Seaview house is a block paved parking space for one vehicle.

A path leads past the Eastern end of the house to an enclosed courtyard which is partly paved and partly down to gravel.

SERVICE CHARGE

The current service charge is £2,000.

GROUND RENT

None - Share of freehold.

ENERGY PERFORMANCE CERTIFICATE

The current EPC has a rating of C (77) with a potential of C(77) which is valid until September 2034

COUNCIL TAX BAND

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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.**





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