



15 Manor Terrace, Felixstowe, Suffolk, IP11 2EN

£335,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An exceptional sea front property which has been sympathetically remodelled and updated. The accommodation includes four bedrooms and two bathrooms, two reception rooms and a modern kitchen. Most importantly, the house enjoys great sea views.

ENTRANCE HALL

RECEPTION HALL

The stairs rise to the first floor and there is a cupboard beneath them. Radiator.

SITING ROOM

12' 9" x 12' 3" (3.89m x 3.73m) With bay window to the front commanding sea views. There is a fitted unit beside the chimney breast. There is a return door to the reception hall, and this room is open via bi-fold doors to the Dining room. Radiator.

DINING ROOM

11' 3" x 12' 6" (3.43m x 3.81m) There is an electric stove in this room and a radiator.

KITCHEN

9' 9" x 13' 3" (2.97m x 4.04m) Fitted with a range of base units and an inset one and a half bowl sink unit. The appliances include a dish washer, ceramic hob, oven and hood over. A cupboard houses the Ideal gas fired boiler. there is also a breakfast bar, wine wrack and there is space for a fridge/freezer.

REAR HALL

with external door, radiator and door to the shower room.

SHOWER ROOM

Fitted with a three-piece white suite comprising shower, vanity unit with wash basin and low-level WC. Towel rail/radiator and extractor fan.

LANDING

there is a useful built in cupboard on the landing, the consumer unit and a radiator.

BEDROOM (SE)

11' 3" x 12' 6" (3.43m x 3.81m) A double bedroom with a pretty little cast iron fireplace, wonderful sea views, a built in cupboard and a radiator.

BEDROOM (NW)

12' 6" x 11' 6" (3.81m x 3.51m) Another double bedroom with a pretty little cast iron fireplace, a built in cupboard and a radiator.

BEDROOM (SE)

8' 6" x 5' (2.59m x 1.52m) Another room with sea views. this room is at present used as a study. Radiator.

BEDROOM (NE)

13' 3" x 6' (4.04m x 1.83m) There is a fitted bunk in this room and a radiator.

INNER LANDING

There is a cast iron fireplace on this part of the landing.

BATHROOM (NE)

8' x 6' (2.44m x 1.83m) fitted with a suite comprising panel bath with shower over and glazed screen. Vanity unit with inset wash basin. Towel rail/radiator.

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OUTSIDE

The front garden is gravelled with some shrubs and a path to the front door.

The rear garden is enclosed and again is partly down to gravel. There is a terrace and flower beds and shrubs.

Unusually, there is an area of decking with an outside bath which is great when you get back from your swim in the Summer.

There is a range of brick outhouses, one of which is the utility room and houses the plumbing for a washing machine and tumble dryer. There is an outside wc and a store as well.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is 48 (E) with potential of 83 (B) which is valid until September 2028.

COUNCIL TAX BAND

B

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.

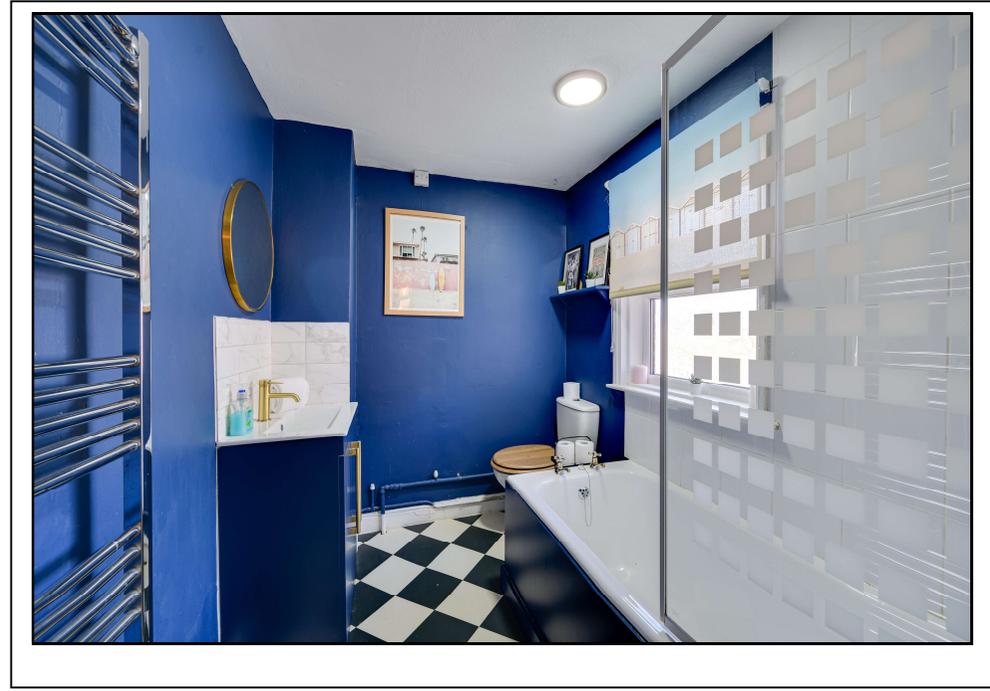
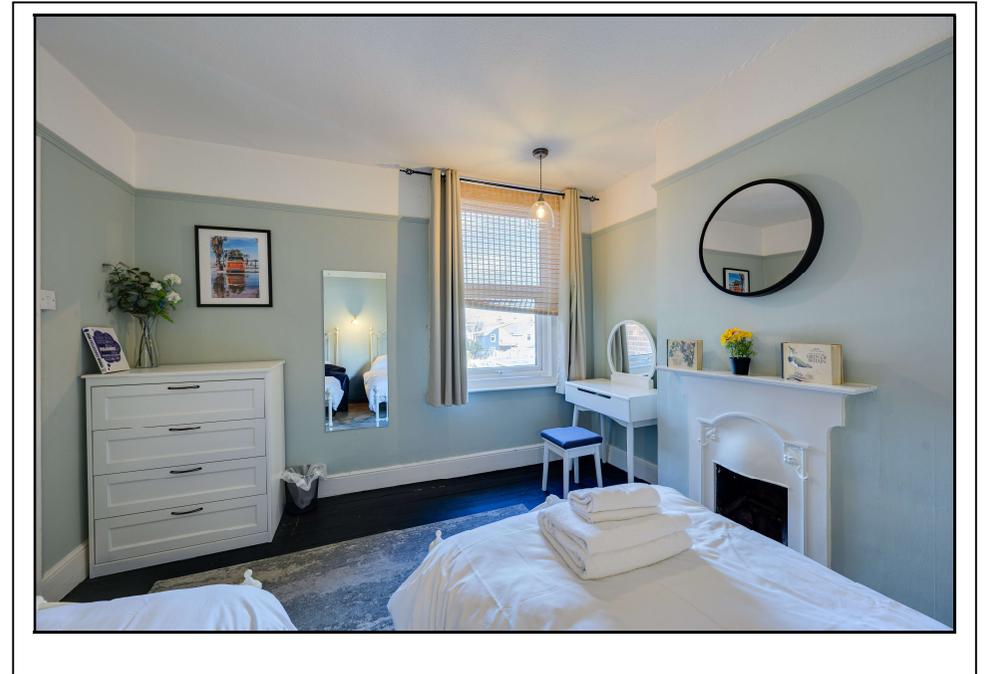
VACANT POSSESSION ON COMPLETION

VIEWING

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

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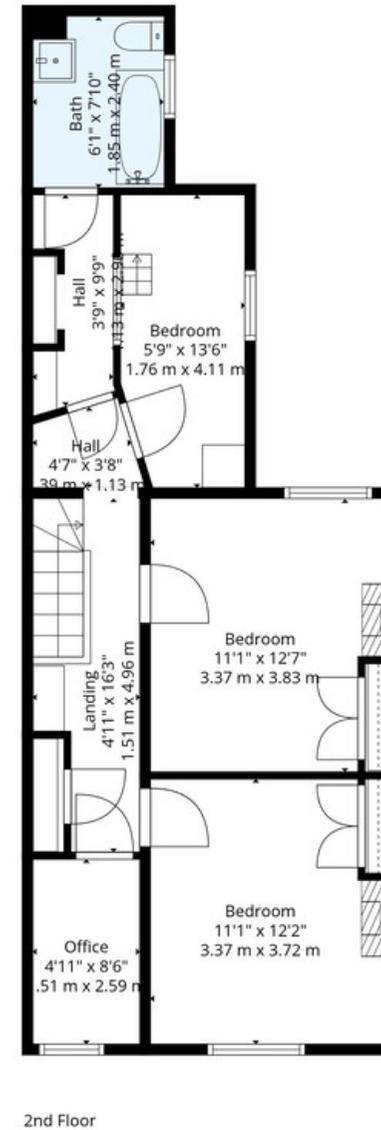


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TOTAL: 1091 sq. ft, 101 m²
 1st floor: 623 sq. ft, 58 m², 2nd floor: 468 sq. ft, 43 m²
 EXCLUDED AREAS: BEDROOM: 135 sq. ft, 13 m², WALLS: 131 sq. ft, 12 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.