

# Foxhall



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## Felixstowe Beach Holiday Park Walton Avenue

Felixstowe, IP11 2HA

Guide price £65,000



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## Entrance Hallway

Entry via a UPVC double glazed obscure door to the side, mixture of vinyl and carpet flooring, radiator, storage cupboard housing a Morco series 3 combi boiler (pipe gas central heating, no bottles), doors to bedroom one to and three, shower room and the open plan kitchen/lounge/dining area.

## Open Plan Lounge/Kitchen/Diner

19'1" x 12'6" (5.82m x 3.81m)

Double glazed sliding patio doors and windows facing the front with three double glazed windows facing the side and a Velux window, half carpet and vinyl flooring, two radiators, USB sockets feature open fireplace which currently houses an electric fire with a wooden surround and mantle. In the kitchen area you have wall and base fitted units with cupboards and drawers, built-in oven, built-in grill and a built-in microwave, five ring gas hob with a modern extractor fan above and a glass splash-back. Integrated dishwasher, integrated washing machine, integrated fridge freezer, 1 1/2 sink bowl and drainer unit with a mixer tap over, hub system that controls audio with the speakers that are currently on the ceiling and an alarm system which you can also Bluetooth to your mobile phone.

## Bedroom One

8'10" x 7'3" (2.69m x 2.21m)

Double glazed window facing the rear, radiator, side bed lighting, fitted dressing table area, plenty of sockets, built-in wardrobe, USB sockets, carpet flooring and a door to the en-suite shower room.

## En-Suite

6'2" x 3'4" (1.88m x 1.02m)

Double glazed obscure window facing the side, vanity wash hand basin with a mixer tap and extractor fan, low-flush W.C., step in shower cubicle, heated towel rail and vinyl flooring.

## Bedroom Two

8'1" x 6'6" (2.46m x 1.98m)

Double glazed window to the side, fitted wardrobe, radiator, wall lighting and carpet flooring.

## Bedroom Three

7'10" x 5'7" (2.39m x 1.70m)

Fitted wardrobe, radiator and carpet flooring.

## Shower Room

6'11" x 3'4" (2.11m x 1.02m)

Double glazed obscure window facing the side, extractor fan, vanity wash hand basin, heated towel rail, low-flush W.C., shaver point, step-in shower cubicle and vinyl flooring.

## Outside

The villa is wrapped off with a decking area with steps going up giving you ample areas for seating, plant pots and a large decking area on the front for entertaining, relaxing and alfresco dining with the double sliding patio doors into the lounge area. There is also a grass area, access to a small shed and off-road parking for two cars via a tarmac driveway including a pathway leading up towards the decking.

## Agents Notes

Tenure - Freehold

Council Tax Band -

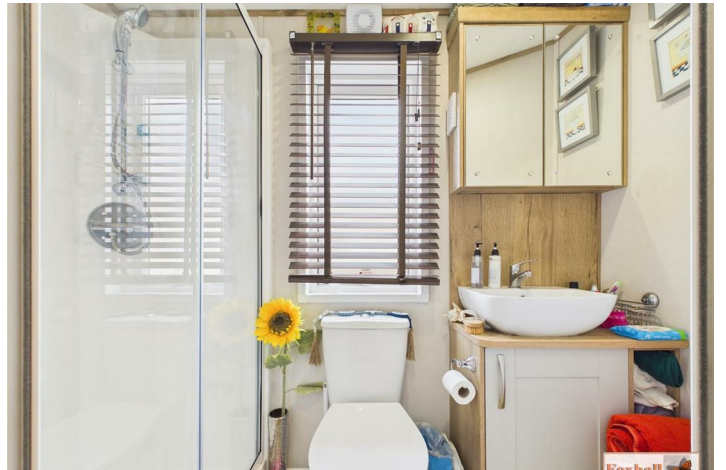
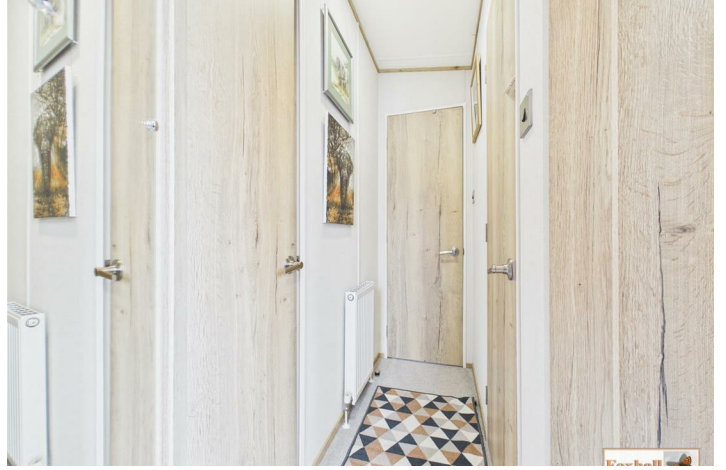
Pitch Fee Annual Charge for 2025 £6,700 (could be subject to change) includes broadband, don't have to pay for a TV Licence.

Gas & Electricity is paid on a quarterly basis to the park - Winter quarter for gas and electric came out around £350.

Water is roughly £300 paid to the park.

Buildings insurance is not included that is with owners to obtain







## Road Map



## Hybrid Map



## Terrain Map

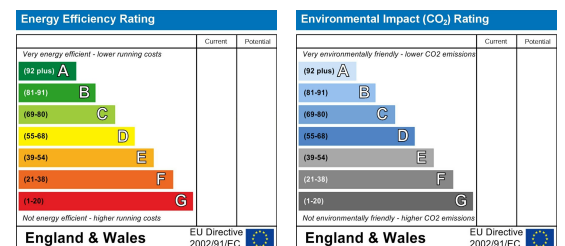


## Floor Plan

## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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