



2 Bedrooms



Palmer & Partners

Martello Place, Golf Road, Felixstowe, Suffolk, IP11 7NB

Offers In Excess Of:

£575,000

EPC Rating: To be



*** Rare opportunity ***

A rare opportunity has arisen to purchase a truly stunning two double bedroom second floor apartment with unbelievable views across grounds and out to the North Sea. The apartment is located within an exclusive clifftop development of 18 apartments on Felixstowe waterfront, close to Cobbold's Point, which sits on a plot of private land in excess of 2 acres (subject to survey) and has direct access to the beach below. This magnificent building was originally a 15 bedroom Victorian mansion and was converted into 7 luxury apartments, this being one of them, and was created within the original master accommodation. A new block of similar style and proportions was developed in the mid 1990's with a further 11 apartments. The apartment is full of character features throughout including high ceilings, deep skirting boards, moulded architraves, decorative corncicing, sash windows, and original fireplaces. The apartment is accessed by both stairs and lift with secure entry system; a gravel driveway provides parking with access to your own garage; and this apartment is being sold with no onward chain. Each of the 18 apartment owners have a share of the freehold.



For additional information and full photo gallery please visit www.palmerpartners.com



As agents, we recommend the earliest possible viewing to fully appreciate the views from the apartment and the size of the accommodation on offer which comprises entrance hall, impressive living / dining room with coal fire, kitchen / breakfast room with balcony providing views across the grounds and sea, master suite which has the principal bedroom and en-suite shower room, one further double bedroom, and bathroom.

Lease information:

Lease - 999 years from 1994

Service charges - £260 PCM



Felixstowe is a much loved, traditional seaside resort known for its promenade and Blue Flag quality sand and shingle beach which have both been beautifully restored in 2017, perfectly kept seafront gardens with a new bandstand and water fountain offering ocean views, and a variety of seaside attractions. The pier has been brought back to life with a modern twist with eating areas, wine bars, outside seating all around the pier and, occasionally, live music. The beach huts in all their pretty glory have been given a new lease of life with their lovely neutral traditional seaside colours.



Felixstowe is also home to the UK's largest, and Europe's busiest, container port and the viewing area at Landguard offers great views of ships coming into the port and here too, are the Landguard Bird Observatory and Landguard Peninsular nature reserves. There is a foot and cycle ferry crossing between Felixstowe and Harwich.

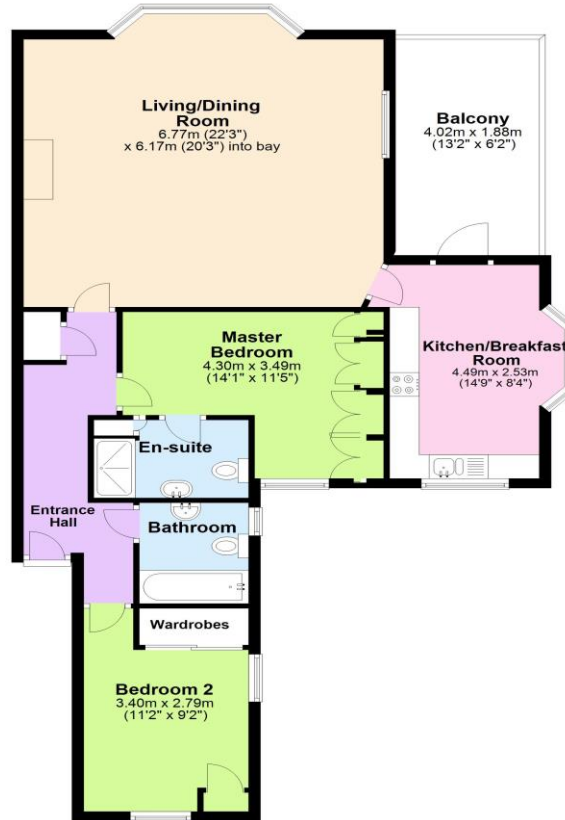


North of the town centre is the fishing village of Old Felixstowe with its gallery, golf course and riverside inns. The area between Manor End and Cobbold's Point is Felixstowe's main seafront and can be explored along a two mile long promenade. Further along the promenade you come across Felixstowe's colourful and intriguing Seafront Gardens which start beside the Town Hall and stretch for a mile along the promenade and are well worth exploring.

The town itself has a wide range of shops, eateries, pubs, churches, parks, recreational facilities, a library and a railway station.

Ground Floor

Approx. 88.6 sq. metres (953.6 sq. feet)



Total area: approx. 88.6 sq. metres (953.6 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.
Plan constructed using PlansPro

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Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances, and specific fittings have not been tested. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.