



## Apartment 4 South Beach Mansion, Bent Hill, Felixstowe, IP11 7DG

**£765,000 LEASEHOLD (WITH SHARE OF FREEHOLD)**

Set over three floors is this stunning apartment with panoramic sea views and two roof terraces located in the prestigious South Beach Mansion, redeveloped in 2021.

Accessed from the first floor of South Beach Mansion, Apartment Four further benefits from two bedrooms, with an en-suite and walk-in wardrobe to the primary bedroom, open plan living room/kitchen and secured gated allocated parking.

The accommodation on the first floor briefly comprises; entrance hall, open plan living room/kitchen with access to balcony/roof terrace, inner lobby, bathroom and bedroom two with walk-in wardrobe. On the second floor is the primary bedroom with en-suite shower room and walk-in wardrobe, on the third floor is a study with access to a further roof terrace.

South Beach Mansion is a prestigious development of just six stunning two bedroom apartments, completed in 2021 and is sympathetic to the character of the building.

The Mansion was originally constructed from @ 1860 by Charles Eley who along with his brother William Eley were wealthy businessmen renowned for manufacturing cartridges with the family name earning the mansion the nickname of Eley Cathedral.

It was recognised as playing a key role in the development of Felixstowe as a fashionable seaside town for the Victorians and Edwardians and also hosted the Empress of Germany and her family for their summer holiday in the 1890's.

The development is beautifully set in total grounds of approximately 1/3 acre nestled into Felixstowe Cliffs at the top of Bent Hill, recessed and secluded from the road whilst at the same time being in heart of the Town Centre.

With its many restored original and architectural features coupled with a unique location, allocated parking and sea views, South Beach Mansion truly offers a rare opportunity to purchase and own a luxurious apartment in Felixstowe, a popular and thriving seafront resort.

Remote control security gate enabling access to the communal gardens and allocated off road parking space. Double doors opening to:-

#### **COMMUNAL ENTRANCE LOBBY**

Electricity meter cupboard, individual mail boxes, security entry phone system and door opening to

#### **COMMUNAL HALLWAY**

Featuring a magnificent original split level staircase, stunning leaded light stained glass windows, radiators, original oak parquet flooring and oak wood grain effect LVT flooring, services cupboard and passenger lift enabling access to the first floor where apartment four is located.

Entrance door opening into:

#### **ENTRANCE LOBBY**

Fitted carpets, LED spotlights, video phone entry system, stairs leading to the first floor. Door to:-

#### **OPEN PLAN LOUNGE/KITCHEN**

##### **LOUNGE 17' 2" x 12' 4" (5.23m x 3.76m)**

Three vertical radiators, fitted carpets, LED spotlights, T.V and phone point, Honeywell heating thermostat, windows with sea views. Door to rood terrace.

##### **ROOF TERRACE 19' x 10' 1" (5.79m x 3.07m)**

Brick wall surround, decking and glorious sea views.

**KITCHEN 12' 8" x 8' 2" (3.86m x 2.49m)**

Fitted worktops with anthracite high gloss fitted units above and matching storage units and drawers below, central island with high white gloss storage cupboards below, composite one and a half bowl sink unit with mixer tap and single drainer, integrated appliances such as fridge freezer, washing machine and dishwasher, Bosch eye level oven with microwave / grill above, Bosch four ring induction hob with extractor above, LED spotlights, window with sea view. An opening to:-

**INNER HALL**

Fitted carpets, LED spotlights and radiator, under stairs storage cupboard with automatic lighting, further cupboard housing Worcester combination boiler.

**BATHROOM 8' 10" x 5' 2" (2.69m x 1.57m)**

Suite comprising low level W.C., mini hand wash basin with mixer tap and storage unit below, slipper bath with waterfall tap, heated towel rail, part tiled walls, extractor, under floor heating, feature stained glass window.

**BEDROOM 11' 10" x 10' 8" (3.61m x 3.25m)**

Fitted carpets, radiator, LED spotlights, T.V point, Honeywell heating thermostat, turret style window with sea views. Walk-in wardrobe.

**SECOND FLOOR LANDING/STUDY AREA**

Spacious landing ideal area for a study. Radiator. Door to:

**PRIMARY BEDROOM 16' 4" x 11' 9" (4.98m x 3.58m)**

Fitted carpets, radiator, LED spotlights, T.V point, turret style window with glorious sea views. Walk-in wardrobe.

**ENSUITE SHOWER ROOM 7' 8" x 5' 2" (2.34m x 1.57m)**

Suite comprising low level W.C., wash hand basin with mixer tap and storage below, walk-in shower with two shower heads, heated towel rail, under floor heating, wall mounted mirror with LED back lighting, extractor fan, LED spotlights, original stained glass window.

**THIRD FLOOR LANDING****STUDY ROOM 9' 1" x 5' 11" (2.77m x 1.8m)**

Fitted carpets, LED spotlights. Three windows with glorious sea views. Stairs leading to:-

**ROOF TOP GARDEN**

Fully decked with panoramic sea views.

**OUTSIDE**

Remote controlled security entrance gate enabling access to communal landscaped gardens and allocated parking space.

**TENURE**

Leasehold (with share of Freehold) - Remainder of a 250 year lease dated from 2021.

**SERVICE CHARGE & GROUND RENT**

We understand from the current owner that the service charge is approximately £2,300 per annum. As the property has a share of the Freehold, no ground rent is applicable.

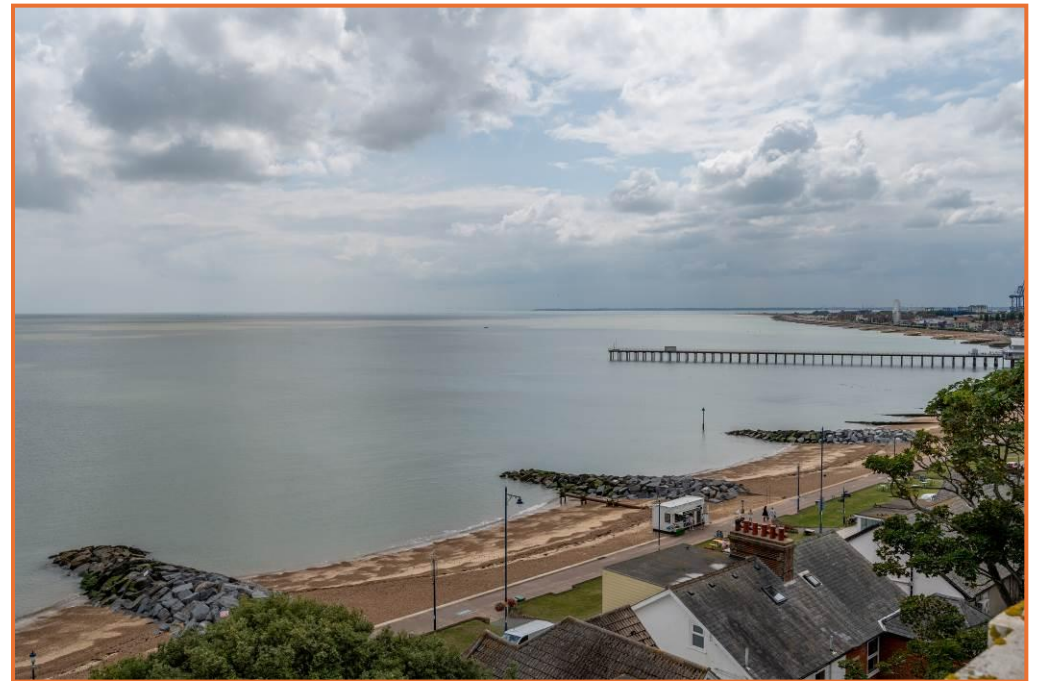
**COUNCIL TAX**

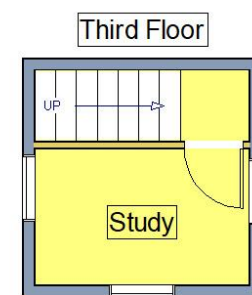
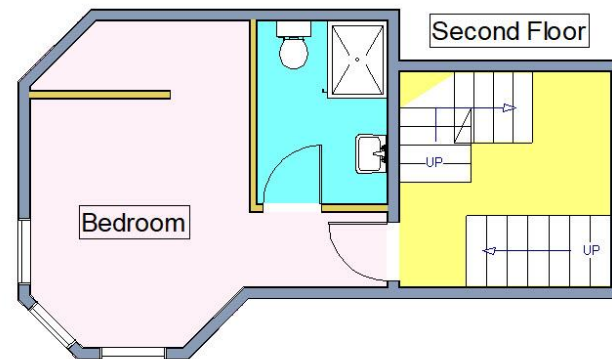
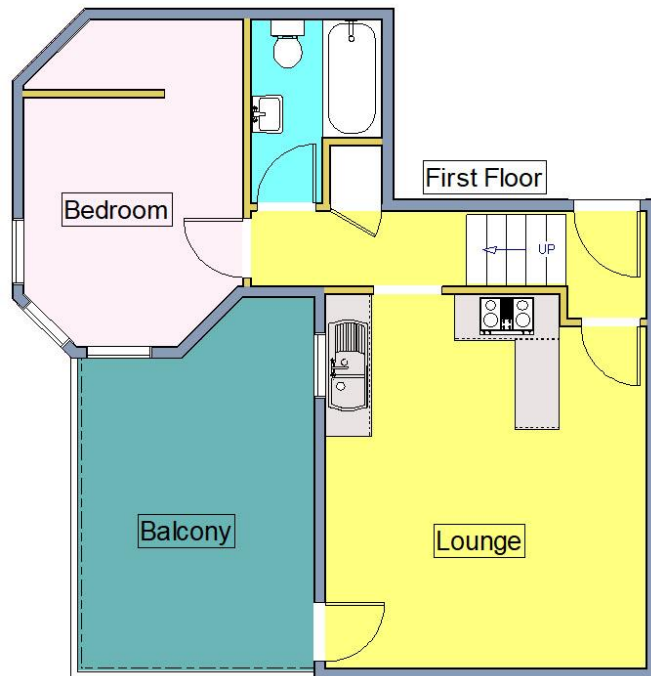
Band 'F'











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 70 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |