



# 11 Cautley House, Undercliff Road East, Felixstowe, IP11 7SF

**£360,000 'No Onward Chain'**

Offered for sale with no onward chain and with stunning uninterrupted sea views is this beautifully presented self-contained purpose-built apartment situated on the second floor of the prestigious Bartlett development constructed to a high specification by Messrs Gipping Homes in 2016.

The well planned and beautifully decorated accommodation briefly comprises communal entrance hall with staircase leading to the first and second floors, entrance hall, utility cupboard, open plan lounge/kitchen with integrated appliances and stunning views of the sea, two bedrooms (bedroom one with a southerly aspect and views of the sea) and bathroom fitted with a white contemporary style suite.

The Cautley House development is a Grade II listed building, ideally located in an elevated cliff top position directly overlooking the sea with views towards Bawdsey and Cobbolds Point. The town centre is less than half a mile distant with a variety of restaurants, cafes, independent and national high street stores available.

Further benefits include allocated car parking space, visitors spaces, double glazed windows and gas fired central heating with an energy efficient boiler.

Cautley House forms part of an award winning development by Messrs Gipping Homes which was praised by The Felixstowe Society for 'a sensitive restoration of an iconic building, Cautley House and surrounding new development are extremely sympathetic to the Grade II listed building'. The building originated as the Bath Hotel which suffered in the final major suffragette action before WW1 when Evaline Burkitt and Florence Tunks set fire to the building on 28th April 1914. Since then the property has returned to glory becoming an exceptional landmark building along Felixstowe's beautiful seafront.

#### **ENTRANCE HALL**

Private entrance door with spyhole, built-in utility cupboard housing wall mounted Glow Worm direct gas fired boiler, circuit breaker, fitted worktop with space and plumbing for washer/dryer. Video entry-phone, central heating thermostat, Karndean floor covering, recessed lighting, loft access, smoke detector.

#### **OPEN PLAN LIVING ROOM/KITCHEN 25' 25" x 16' 9" (8.25m x 5.11m)**

##### **LIVING AREA 16' 9" x 11' 5" (5.11m x 3.48m)**

Radiator, southerly facing aspect with panoramic sea views. Telephone and satellite dish connection points.

##### **KITCHEN AREA 13' 6" x 12' 6" (4.11m x 3.81m)**

Range of fitted units with black Quartz worktops comprising corner inset stainless steel sink unit with mixer tap, integrated dishwasher, refrigerator and freezer, pantry unit, dual fuel range cooker with 5 ring gas hob, chimney style cooker hood, matching wall units, peninsular unit/breakfast bar with cupboard and drawers, radiator, recessed lighting, smoke detector, tiled floor.

##### **BEDROOM ONE 16' 9" x 12' 6" (5.11m x 3.81m)**

Radiator, southerly aspect with panoramic sea view, high level power point and TV point for wall mounted television.

##### **BEDROOM TWO 13' 9" x 8' 7" (4.19m x 2.62m)**

Radiator, high level power point and TV point for wall mounted television.

##### **BATHROOM 10' x 7' 9" (3.05m x 2.36m)**

White suite comprising P-shaped bath with mixer tap and thermostatically controlled shower with rain shower head and hand shower attachment, fully tiled surround, vanity wash basin with mixer tap, close coupled low level W.C., heated radiator/towel rail, shelving, Xpelair, illuminated LED mirror and shaver socket, tiled floor.

## OUTSIDE

There are attractive communal landscaped gardens with pathways leading down to the seafront and promenade.

## PARKING

We understand that there is one parking space allocated to the apartment.

## LEASEHOLD DETAILS

There is a remainder of a 125-year lease dated 2017.

## SERVICE CHARGE

For the period 1<sup>st</sup> November 2025 – 31<sup>st</sup> March 2026 - £1112.48. This figure includes building insurance, communal electricity and cleaning to communal areas, exterior window cleaning, gardening and general maintenance to the building.

The residents of Cautley House self-manage the building in the name of Martello Management Ltd.

## GROUND RENT

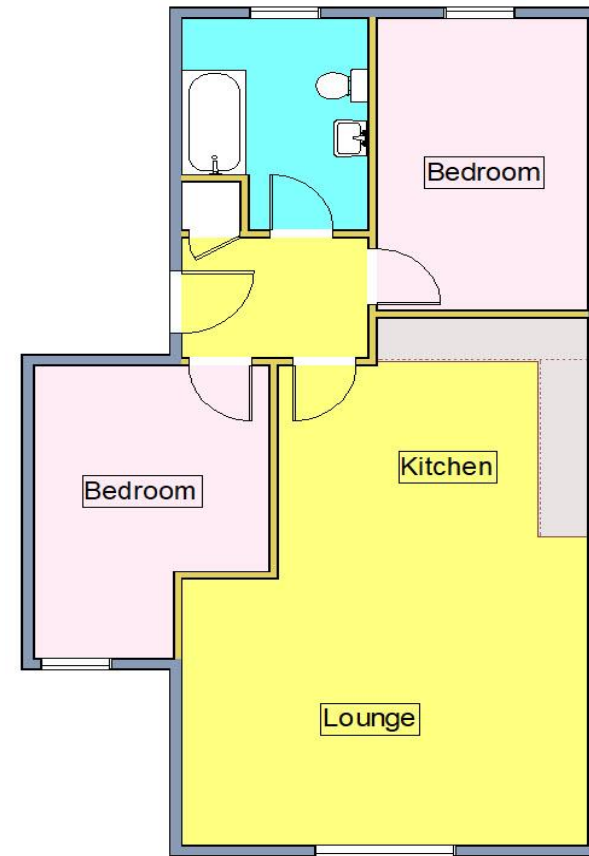
Currently £300 p.a.

## COUNCIL TAX

Band 'D'

## VIEWING

Strictly by appointment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





