



**Cliff House, Chevalier Road, FELIXSTOWE, IP11 7EJ**



**welcome to**

**Cliff House, Chevalier Road, FELIXSTOWE**

This well-presented, 4th floor apartment is situated in a stunning, converted building and benefits from two large, double bedrooms, an open plan kitchen/diner/lounge with private balcony and South facing, direct sea views, one, secure, designated parking space and NO ONWARD CHAIN!!



**Agents Note:**

Please be aware the current vendor has informed us there is an Enforcement Notice against Cliff House from Suffolk Fire & Rescue. They have advised there will be the installation of sprinklers in the building next year, which is going to cost £130,000. This is going to raise the Service Charge to £5738 for 2026. The Service Charge thereafter is to be confirmed.

**Entrance Hall**

Stunning entrance hall with a double storage cupboard, oak flooring, one electric radiator and spot lights.

**Kitchen/Diner/Lounge**

24' 8" x 22' 2" max ( 7.52m x 6.76m max )

Impressive, open plan room, encompassing modern day living, with direct, South facing sea views via double glazed sash windows to the side and front, with a port hole window and fitted shutters, oak flooring throughout, two electric radiators, spot lights, a double door to the balcony and an airing cupboard. The kitchen boasts a central island with quartz worktop surface and suspended lights over, storage underneath and space for 3 stools, eye and base level units in grey shaker style with quartz worktop surfaces, an integrated double oven with induction hob and extractor hood, an integrated fridge/freezer, dishwasher and washer/dryer.

**Balcony**

14' 2" x 5' 1" ( 4.32m x 1.55m )

South facing with direct sea views, composite decking and space for a table and chairs.

**Master Bedroom**

12' 4" x 8' 5" ( 3.76m x 2.57m )

Double glazed sash window to the side with fitted shutters, a full wall of built in, sliding wardrobes, carpet flooring, spot lights and one electric radiator.

**En Suite**

8' 4" x 5' 7" ( 2.54m x 1.70m )

Enclosed WC with stainless steel flush, a marble, standalone vanity sink with chrome waterfall mixer tap, a bath with overhead shower and glass screen, chrome heated towel rail, wall hung lights, spot lights, extractor fan and fully tiled walls and flooring.

**Bedroom Two**

11' 9" x 10' 3" ( 3.58m x 3.12m )

Double glazed sash window to the side with fitted shutters, carpet flooring, one electric radiator, spot lights and a fitted wardrobe.

**Bathroom**

8' 6" x 7' 4" ( 2.59m x 2.24m )

A walk in shower with waterfall showerhead, shower attachment and glass screen, enclosed WC, a marble, standalone vanity sink with chrome waterfall mixer tap, chrome heated towel rail, extractor fan, spot lights, wall hung lights and fully tiled walls and flooring.

**Storage Locker**

5' 9" x 3' 6" ( 1.75m x 1.07m )

For sole use by this apartment. Located in the basement of the apartment block.

**Parking**

One, secure, designated parking space.



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## **Cliff House, Chevalier Road, FELIXSTOWE**

- No onward chain
- Two large, double bedrooms
- Open plan kitchen/diner/lounge with direct sea views
- Fitted wardrobes & oak flooring throughout
- One, secure, designated parking space

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 4000.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120800 - 0004

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