



Spacious family home with amazing sea views

125 Cliff Road, Felixstowe, Suffolk IP11 9SA

Freehold - No Chain



Four bedrooms • two bathrooms (one en suite) • kitchen/breakfast room and utility • sitting room • dining room • study • two balconies • garden, double garage and parking

Local information

125 Cliff Road occupies a wonderful position with superb views over the sea, Felixstowe Ferry Golf Club and Martello Tower 'T', one of the eight defensive forts built in Felixstowe between 1805 and 1812.

Felixstowe is a thriving coastal community with an array of cultural, commercial and leisure amenities, including the Edwardian pier, theatre, and popular Ferry Boat Inn.

Felixstowe has a rugby, golf and sailing clubs. Schools in the area are excellent including Woodbridge School, Ipswich School, Ipswich High School and Royal Hospital school in the independent sectors.

There is ready access to A14 (2.5 miles). Felixstowe Railway Station (1.7 miles) provides hourly trains to London Liverpool Street via Ipswich from 107 minutes.

All times and distances are approximate.

About this property

125 Cliff Road is a spacious and well-proportioned detached house, now requiring updating, which offers an incredible opportunity to create a superb family home by the sea.

The house is presently configured as an 'upside down house' with the kitchen, dining room and sitting room on the first floor, taking advantage of the fabulous sea views.

The open plan sitting and dining room is a substantial, light-filled space with a wonderful bay window and two balconies, overlooking the sea and golf course.

The double aspect kitchen/breakfast room has oak fronted cupboards and drawers, a sink, built in double oven and integrated appliances including fridge, freezer and dishwasher. Completing the first floor is a study and cloakroom.

There are four double bedrooms, a family bathroom and utility on the ground floor. The principal bedroom is especially generous with a bay window and en suite bathroom; the third bedroom has sliding doors leading to the front garden.

The utility leads through to the west facing walled garden. There is ample parking and a double garage with an electric door.

SERVICES

Mains gas, electricity, water and drainage.

Tenure

Freehold - No Chain

Local Authority

East Suffolk District Council

Council Tax

Band = G

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills







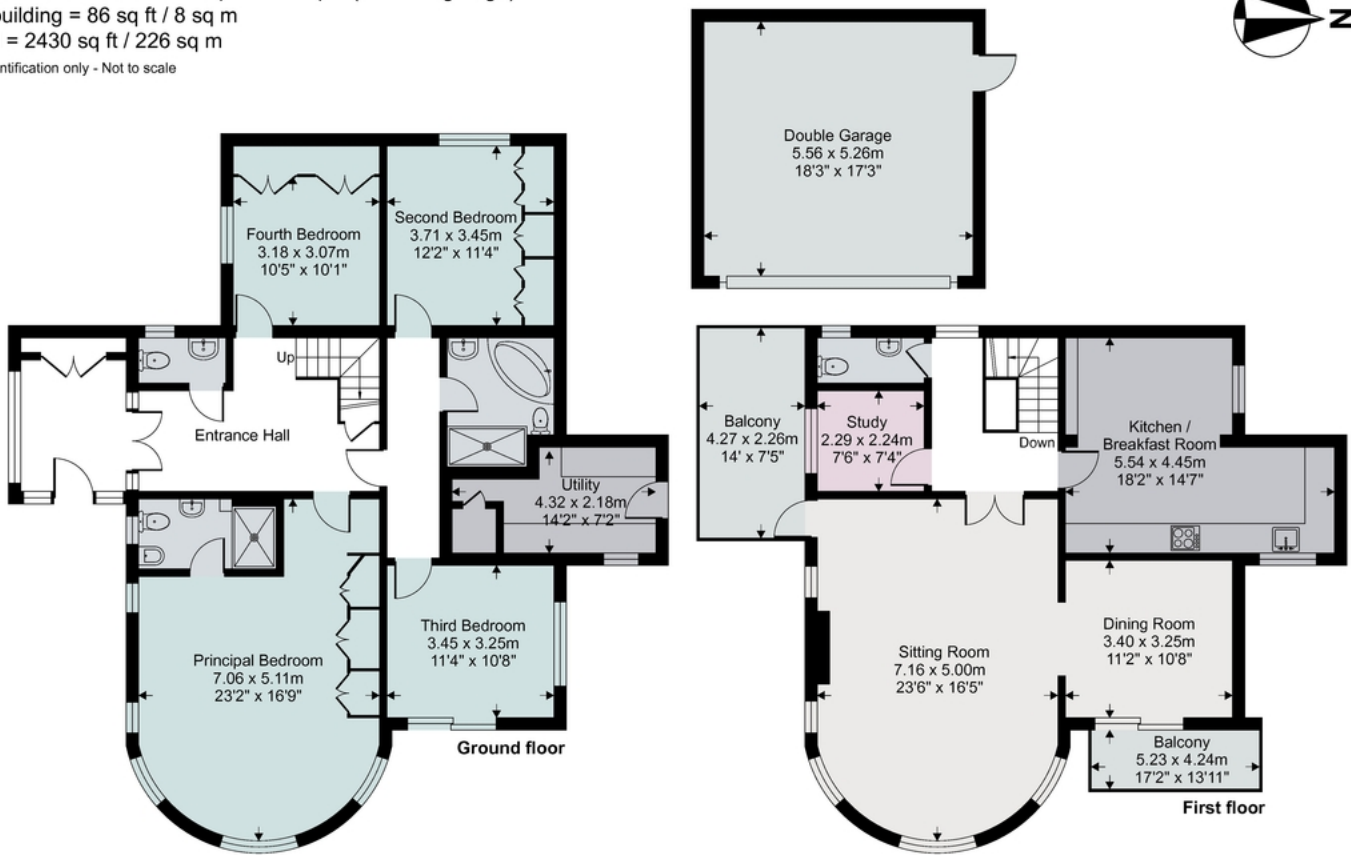
Cliff Road, Felixstowe, IP11

Approximate Area = 2344 sq ft / 218 sq m (includes garage)

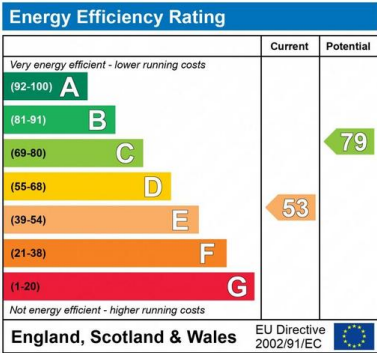
Outbuilding = 86 sq ft / 8 sq m

Total = 2430 sq ft / 226 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced for Savills (UK) Limited. REF: 925805



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