



**FennWright**  
Signature

2 Cautley House, Undercliff Road East,  
Felixstowe, Suffolk, IP11 7SF



2 Cautley House  
Undercliff Road East  
Felixstowe  
IP11 7SF

An elegant 3 bedroomed ground floor apartment with a south east facing courtyard garden, allocated parking and stunning views over the North Sea in a prime position along Felixstowe's seafront.

2 Cautley House forms part of an award winning development by 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 World War I when Evaline Burkitt and Florence Tunks set fire to the building on 28 April 1914. Since then, the property has returned to glory becoming an exceptional landmark building along Felixstowe's beautiful seafront.



- Open plan sitting/dining room/kitchen
- Bespoke fully fitted kitchen
- 3 bedrooms
- Ensuite shower room
- Family bath/shower room
- Courtyard garden
- 2 designated parking spaces
- Guest parking & bike store

A secure and shared entrance opens into a communal entrance hall with direct access to 2 Cautley House. The front door opens into an outstanding open plan sitting/dining room which flows into the contemporary kitchen. There are glorious views through the full height bay window towards the sea, whilst the space and elegance of this room is further accentuated by the 11ft high ceiling. Measuring about 36'7 x 16'4 there is plenty of space for defined sitting and dining areas with direct access into the immaculate kitchen with high gloss kitchen units, stone worksurfaces and glazed splashbacks. Integral Caple appliances include a 5-ring gas hob, fan cooker, combination microwave/oven/grill, warming drawer, dishwasher and a freestanding fridge/freezer. There is attractive light oak-effect Karndean flooring with underfloor heating which continues into the hallway

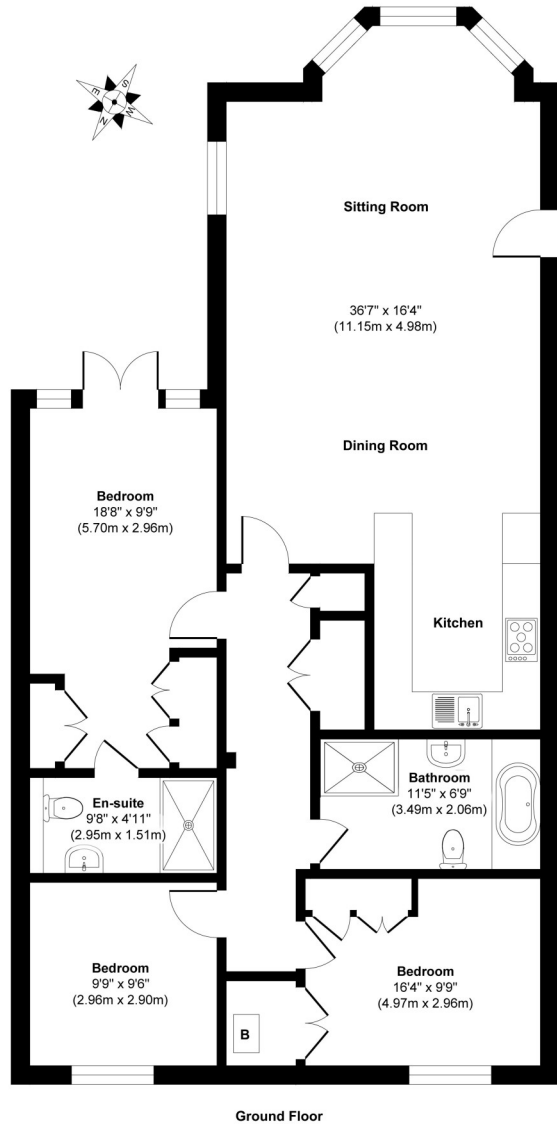
An inner hall has built-in cupboards housing a water softener as well as plumbing for a washing machine and tumbler dryer. The wonderful master bedroom benefits from built-in wardrobes, a contemporary ensuite shower room with a large shower cubicle, and there are glazed double doors set in a beautiful arch opening onto the south east facing private courtyard garden with glorious views. The second bedroom also has built in wardrobes, whilst the third bedroom is currently used as a study; all the bedrooms are large enough for double beds. The family bathroom is attractively fitted with a double ended bath, large shower cubicle with waterfall shower, low level wc with a concealed cistern as well as a wash basin set in a contemporary drawer unit. Both the bathrooms benefit from pebble-effect Karndean flooring as well as heated towel rails in addition to the underfloor heating.







**2 Cautley House, Undercliff Road East, Felixstowe, IP11 7SF**



**Approx. Gross Internal Floor Area 1197 sq. ft / 111.28 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.



**Consumer Protection Regulations 2008**

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



## Outside

There is a private courtyard garden to the front which enjoys a sunny south east facing aspect; this is paved and fully enclosed by iron railings with a gate opening onto the communal grounds to the front. Internally, the courtyard is directly accessed via the master bedroom. It provides an ideal area for plant pots and alfresco dining from which one can enjoy panoramic views of the North Sea. A communal driveway meanders through the well-tended elevated grounds and leads to the spacious parking area where there are 2 designated parking spaces for the apartment as well as additional guest parking. There is also bike storage.

## Important Information

Services - We understand that mains electricity, water and drainage are connected to the property and there is gas fired central heating.

Leasehold – 125 years commencing 2018 with 122 years remaining.

Service Charge – currently £2,264.42 per annum paid in 2 instalments: May and November.

Ground Rent – currently £350 per annum paid in 2 instalments: May and November

Council Tax – Band D

EPC exempt as part of a Grade II listed building

## Location

Felixstowe is the up and coming Suffolk coastal town. Enjoying about 4 miles of sand and shingle beaches along the North Sea, this thriving seaside town has an excellent selection of restaurants, boutique and retail shops, bars, pubs, coffee shops and sporting facilities. South of Southwold and nestled between the Deben and Orwell rivers, this is where the Suffolk coastline begins. Undercliff Road East is lined with fine Edwardian architecture along with colourful beach huts as well as the attractive Seafront Gardens. To the north east of the town and accessed across the Felixstowe Ferry links golf course, you will find Felixstowe Ferry which is a delightful hamlet on the banks of the Deben estuary selling fresh fish and with a foot ferry giving access to Bawdsey. There is good access to London Liverpool Street via Felixstowe town station and easy access onto the A14.

## Directions

On reaching Felixstowe along the A14 take the A154 directed into the town. At the second mini roundabout turn right onto Beatrice Avenue. At the end turn left onto High Road East; continue along this road until the sports centre on the right and then turn right into Maybush Lane. Follow this lane down to the seafront and into Undercliff Road East. Drive along the seafront and when you reach the end of the beach huts you will see Cautley House ahead of you in an elevated setting on the right. The driveway leads to the private car park with two designated parking spaces clearly marked.





Kesgrave  
01473 358400  
woodbridge@fennwright.co.uk

fennwright.co.uk