



EH
EXQUISITE
HOME

AN ASPIRATIONAL LOCATION

Located just over fourteen miles southeast of Ipswich and connected to it by the A14 is the delightful Edwardian coastal town of Felixstowe. It is no accident that the Latin root "felix" means "lucky." Anyone fortunate enough to reside in this charming community counts themselves very lucky indeed. For a relatively small town, Felixstowe is punching well above its weight. It has an annual book festival, a carnival, stunning seafront gardens, a wonderful promenade lined with brightly coloured beach huts, a recently renovated pier, a theatre, a thriving mix of independent shops, cafes and restaurants and lovely beaches. Four Martello towers, a reminder of the Napoleonic Wars, stand proudly along the coast and Langard Fort is a fine example of an eighteenth century coastal defence.



With absolutely stunning views out over the pier and the vast expanse of the North Sea sits this seafront Arts and Crafts style property, immaculately presented and much improved by the present owners. Thought to have been built in the first part of the twentieth century, it has many original views and absolutely unparalleled sea views. The owners have remodelled the interior to maximise light and views, added a balcony, put in new windows, a new kitchen and bathrooms (all by Holborn Bathrooms), refenced the front garden, added a shed and redecorated throughout using Farrow and Ball paint. There is dedicated car parking behind the house, although with everything within walking distance, the car doesn't get used very often. A sunny paved area with plenty of room for container gardening sits at the front of the house and there is a gate leading to the garden.

The front door opens into a light hallway with plenty of storage. To the right is a small workshop and to the left a smart cloakroom. The three bedrooms are all on this floor looking out over the pretty garden, while the reception rooms are on the first floor to maximise the remarkable views. To the left are two good sized double bedrooms. The luxurious principal suite benefits from outstanding sea views and is flooded with light from the on trend dark grey large windows and door facing down to the sea. A large, light-filled dual aspect bedroom, it benefits from a dressing room and elegant en suite bathroom. Clever integrated storage has been installed and there are charming wall alcoves on either side of the bed. The dressing room leads straight from the bedroom and offers ample storage for clothes and shoes. The eye-catching en suite four-piece bathroom features a freestanding slipper bath with shower over, a large walk-in shower panelled with Linda Barker marble effect backing, ceramic floor tiles, a chrome towel heater and plenty of storage. An extra luxurious touch is the large inset TV in front of the bath, this room also has underfloor heating. The staircase leads up to a simply magnificent first floor, completely floored in Karndean, with one huge open plan living space looking out across the North Sea with views of the pier and the town. Painted in cheerful yellow contrasting with stylish grey by Farrow and Ball, it is flooded with natural light all year round and is the most delightful, versatile living space. The lounge features floor to ceiling sliding doors leading on to the spacious balcony. It flows naturally into the dining area, a space filled with happy memories for the owners; they have hosted twenty one guests for Christmas in the past.



“The views are simply breathtaking.”



The stylish kitchen by Howdens is a cook's dream, with integrated Neff dishwasher, steam oven, electric oven, combi microwave and warming drawer. There is also a Neff induction hob. The central island has seating, plenty of storage and a sink. The cabinets are painted in dark grey and the worktops are fashioned from Calcutta marble white quartz. Pendant lighting illuminates the room which has been cleverly designed to give the maximum amount of counter space. There is even a gin bar, wine fridge and wine cooler concealed in one of the units, making this the ideal home for socialising. Leading off the kitchen is a small laundry room, a sunny courtyard is located to the rear of the laundry room and a small utility houses the washing machine, tumble dryer and butler sink. To the left of the staircase on the landing is a useful cloakroom and to the right the stunning family bathroom. With a freestanding rolltop bath, large walk in shower with marble finish and lots of storage, this is a charming room with a touch of Edwardian luxury. Completing the accommodation on this floor is a small loft room which could be converted into a further space, it is currently used for storage.

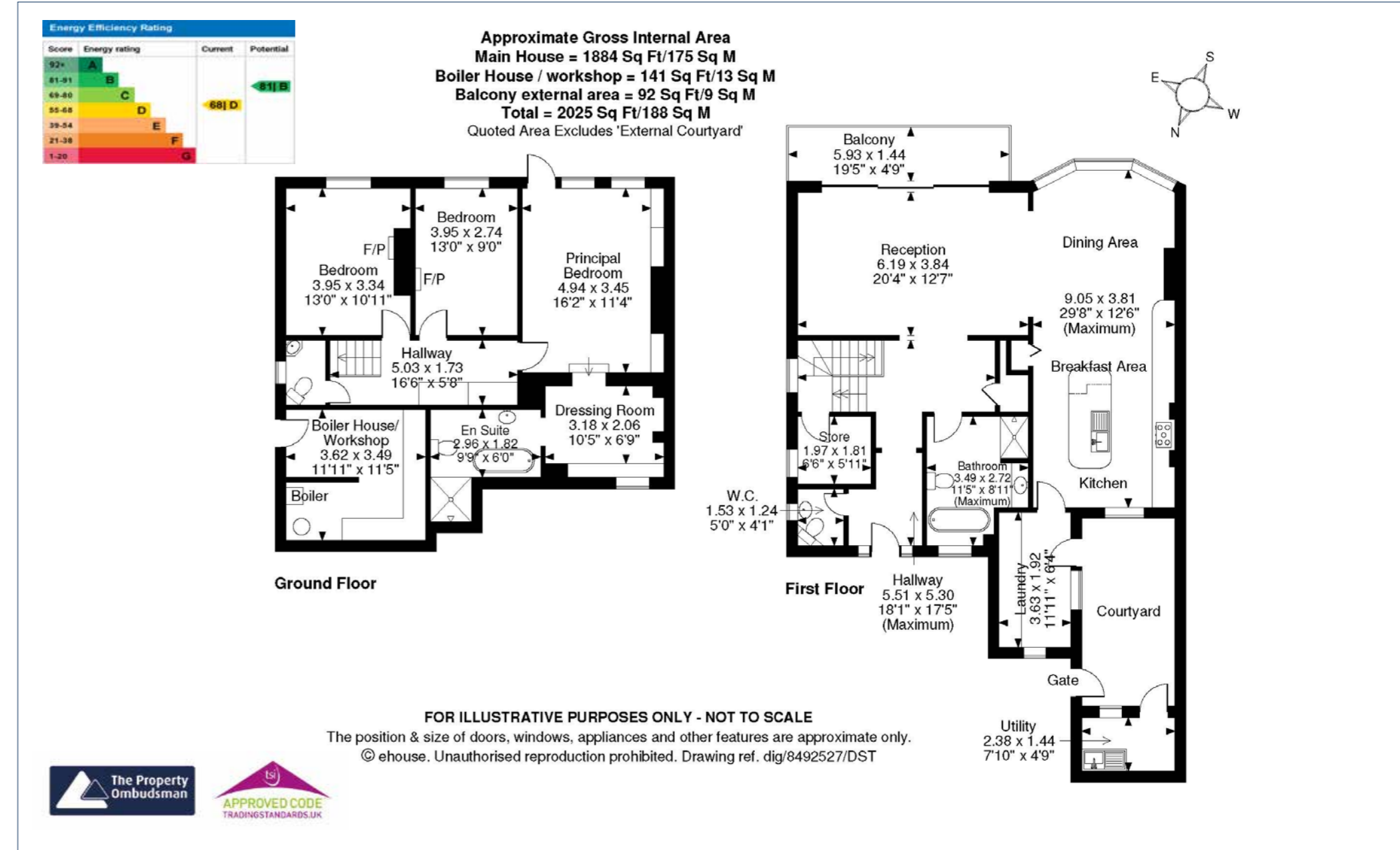
"This is a uniquely beautiful living arrangement enjoying fantastic panoramic views over Felixstowe."



LOCATION

The top garden to the rear of the house is mainly laid to lawn with a paved path running up it and thoughtful coastal planting including euphorbia, irises, palms and grasses. A gravelled courtyard, newly fenced in and attractively planted is situated looking out over the sea. With period features, an immaculate interior, plenty of versatile accommodation, an enviable seafront location and good outdoor space, this remarkable house is unique and utterly charming.

East Suffolk is noted for its stunning coastline, dotted with delightful resorts. On the edge of the Suffolk Coast and Heaths AONB, close to RSPB Minsmere and Dunwich Heath, it is a paradise for walkers, swimmers, bird watchers and those who love beautiful countryside. The popular and historic market town of Woodbridge offers cultural, leisure and architectural delights and the region is extremely well connected. The A12 runs south to London via Colchester and Chelmsford and there is a fast, regular train service into London Liverpool Street, ideal for those who need to commute. Along the Heritage Coast, Southwold, Aldeburgh and Walberswick are popular destinations for tourists and visitors and inland, rich, rolling pastoral countryside adds to the charm of this part of the county.



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