



Tomline View - Freehold Guide Price: £ 1,700,000
Balfour Place | Cliff Road | Felixstowe | IP11 9RY | Plot 3

FINE & COUNTRY

- Landmark links golf course UK residential development.
- Fantastic seaside location in Area of outstanding natural beauty.
- Eco friendly build - modern detached homes of pleasing design.



- Designed by an award winning Architect blending natural environment with overall biodiversity gain.
- Complimentary membership - Felixstowe Ferry golf club - one of the oldest clubs in England.

Felixstowe lies on the popular East coast of Suffolk. It is fast becoming the next sought after coastal location with it's easy access to the A12 and A14.

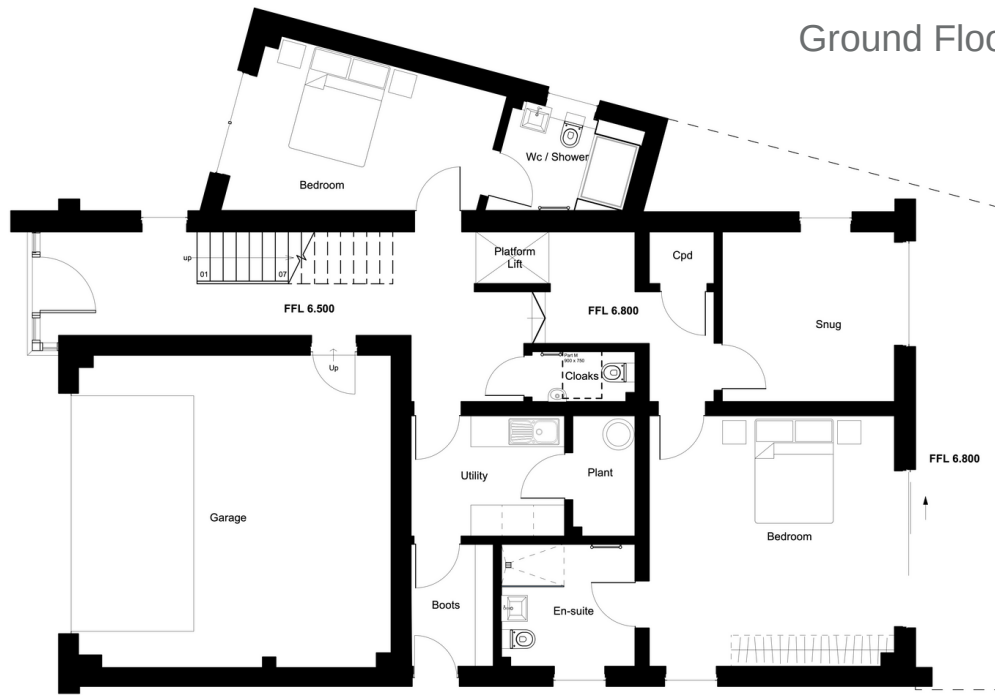
Balfour Place is a prestigious development of five unique architectural designed homes with an unrivalled specification and modern finishes mixed with contemporary design, situated on Cliff Road with sea views over an historic golf course, set in an Area of Outstanding Natural Beauty and all just 1 ½ hours by train to London Liverpool Street via Ipswich.

Fine & Country are presenting an opportunity to work with the award winning Architect Wincer Kievenaar to complete the interior design of your new home on the Felixstowe Ferry Golf Club. Founded in 1880, it is one of the oldest Golf Clubs in England. With views across the Deben Estuary, each of the houses is exclusively named after an important figure in the golf club's history. These stunning properties are further enhanced with generous ceiling heights, sea views extending out to protected balconies and crow's nest second floors will leave you breathless. The detailing is robust for its context and sustainability integral to the home's concept in their orientation, thermal mass and construction technology.

Members facilities include the 18 hole Martello course, the 9 hole full length Kingsfleet course, indoor and outdoor practice facilities, Clubhouse and changing facilities and buyers of these prestigious homes, will have two full memberships of the Club for two years. Plus two years complimentary membership for two Juniors (under 14) of the 9-hole Kingsfleet course.

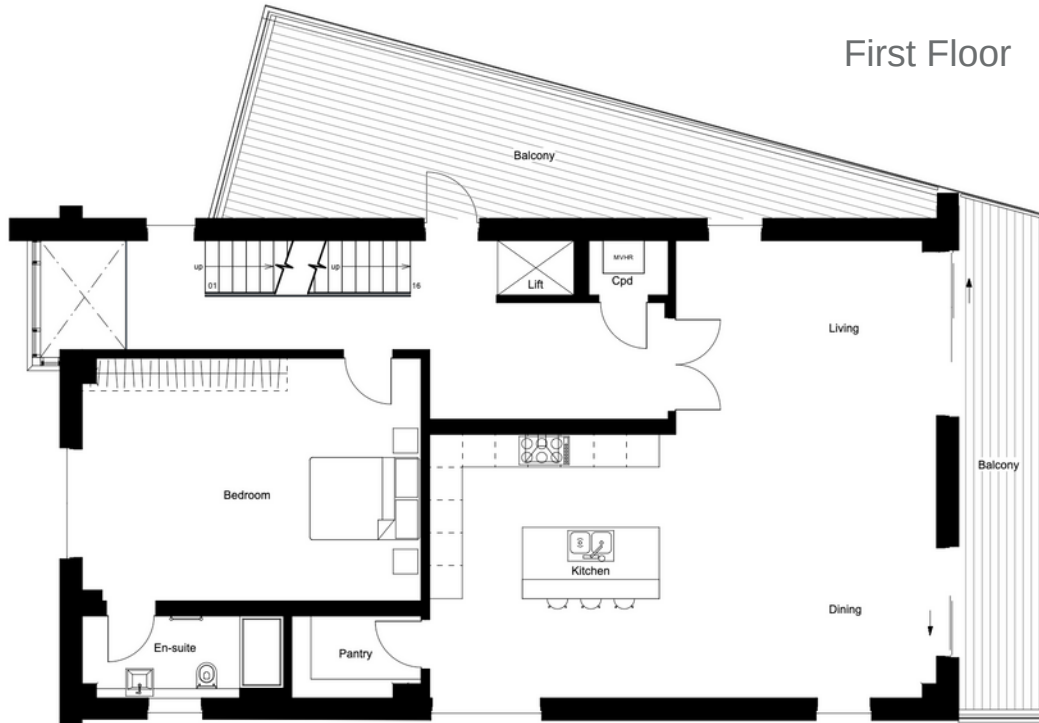
The houses will be surrounded by natural shrub planting along the edges of the golf course and utilise a mixture of plants against the roadside frontages.

Ground Floor

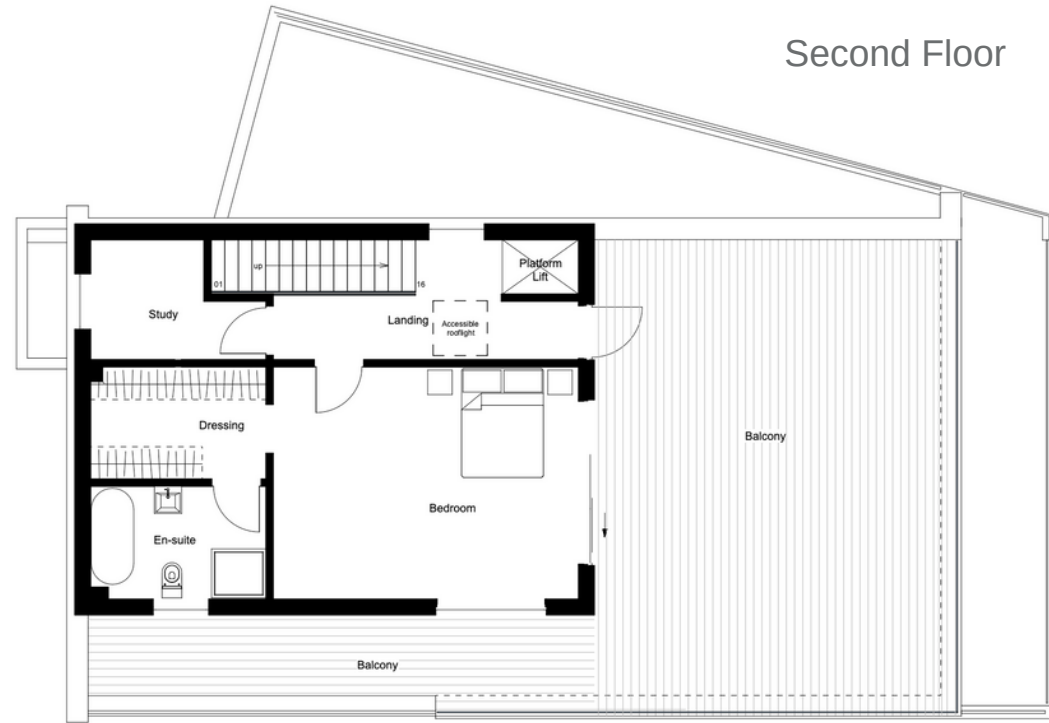


TOTAL - 3,681 sqft approx.

First Floor



Second Floor



GROUND FLOOR

1,808 sqft

FEATURES

Double height entrance hall / Double integral garage with electric roller shutter door Utility room / Boot room / Snug / Two double bedrooms both with en-suite facilities Infrastructure included for future platform lift / Access to rear patio and garden.

FIRST FLOOR

1,227 sqft

FEATURES

Open plan kitchen/diner/lounge with access to terrace and magnificent views
Fully fitted modern kitchen with large island unit / Separate pantry
Separate WC / Double bedroom with en-suite facilities / Under floor heating throughout.

SECOND FLOOR

646 sqft

FEATURES

Study / Double bedroom with en-suite facilities and separate dressing room Access to terrace with spectacular views.



TOMLINE VIEW

4 bedrooms | 3,681 sqft

Colonel George Tomline was Lord of the Manor and the first Patron of the Club.

The Colonel offered East Farm House to the Club in 1884 for use as a Clubhouse

- Stunning 4 bedroom detached home - Master bedroom 2nd floor penthouse suite with roof terrace.
- Amazing dual aspect panoramic views towards the River Deben and the North Sea from the first floor balcony and second floor roof terrace.
- Exclusive private driveway with ample parking and garaging for 2 cars.



An individual Architect designed three storey house, extending to 3,681 square feet with enviable coastal views across the Ferry Golf Course to Bawdsey Manor, on two elevations and unrivalled views across the Kingsfleet course and the Deben Estuary from the front elevation. The imaginative accommodation comprises 4 double bedrooms all with en-suite, an open plan lounge/dining room/kitchen with pantry and utility room, boot room, snug and double garage. A further feature of Tomline View is the first floor terrace which has lovely views across the Deben Estuary. The top floor 'crow's nest' features a double bedroom, en-suite, dressing room, study and unbelievable rooftop terrace to two elevations. The exterior is finished with low maintenance materials and Aluminium framed powder coated, double glazing.

BALFOUR PLACE
SITE MAP



WHERE TO FIND US

Balfour Place is situated on Cliff Road in Felixstowe adjacent to Felixstowe Ferry Golf Club.

Directions: From Ipswich take the A14 towards Felixstowe. At the Dock Spur roundabout go straight across. Go straight across the second roundabout and at the third roundabout turn right into Beatrice Avenue. Turn left at the Orwell Hotel roundabout and follow the road along which leads into Cliff Road. Follow that road until you see the Golf Club and the development on the right.



Viewing strictly by prior appointment through the vendors
sole agent -

Fine & Country Woodbridge office - 01394 446007

Suffolk County Properties Ltd trading as Fine & Country Woodbridge
Registered in England and Wales. Company reg. No. 05861438
Registered address: Crane Court, 302 London Road, Ipswich, Suffolk, IP2 0JA
Copyright 2022 Fine & Country Ltd



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

