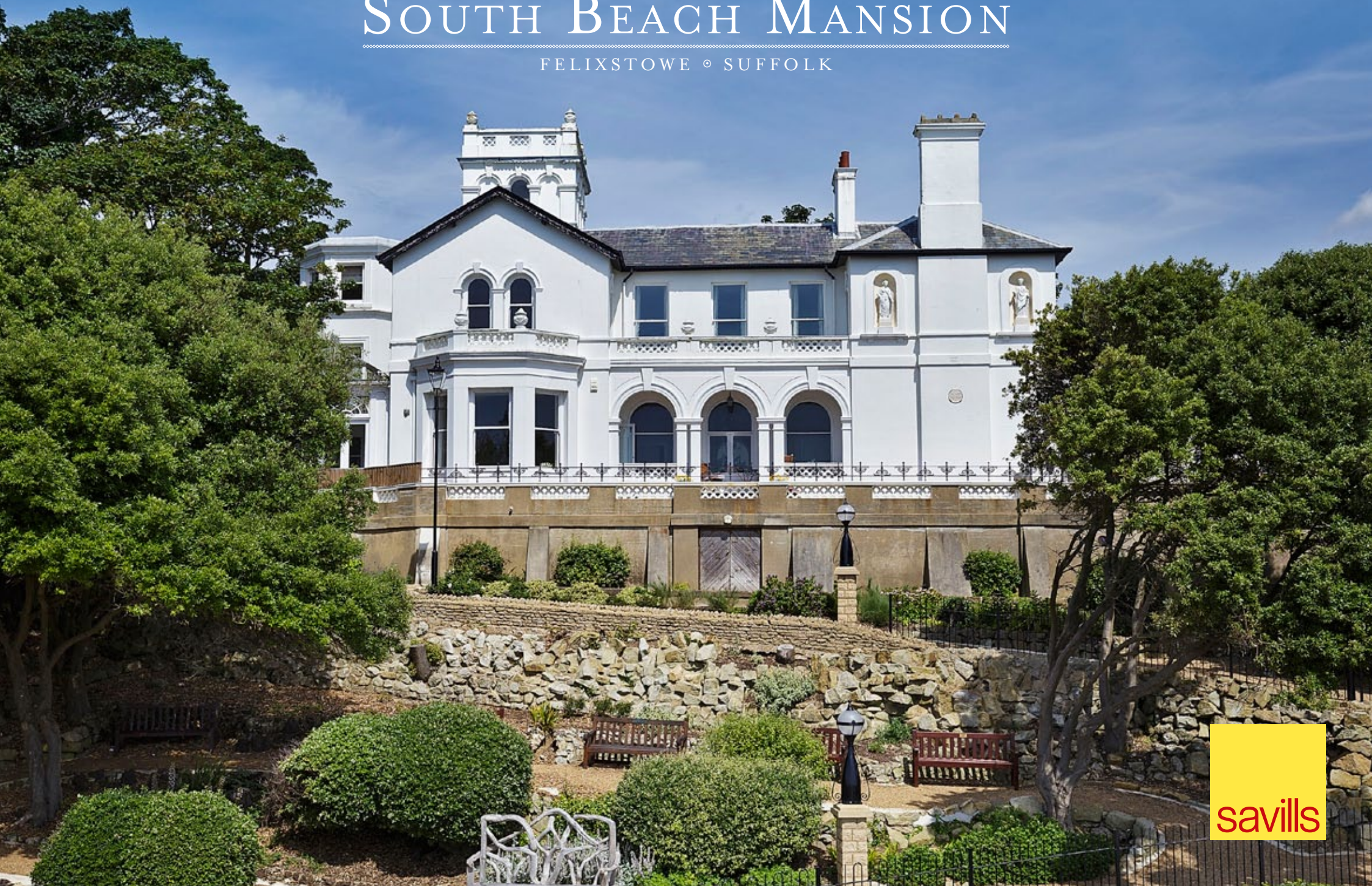


SOUTH BEACH MANSION

FELIXSTOWE ◊ SUFFOLK



savills



SOUTH BEACH MANSION

Felixstowe, Suffolk

ITALIANATE MANSION IN A PRIME POSITION WITH
COMMANDING VIEWS OVER THE SEA & COASTLINE



DISTANCES

Felixstowe Station (London's Liverpool Street Station from 122 minutes),
Ipswich 8 miles (London Liverpool Street Station from 65 minutes)
(All mileages and times are approximate)

SUMMARY

- 8 bedrooms, 4 bath/shower rooms, 4 reception rooms, conservatory, cinema room, study,
- Kitchen/breakfast room, cloakroom, playroom, cellars, utility room, balcony, basement store rooms
- Attractive gardens
- About 0.3 acre
- Offers invited

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Situation

South Beach Mansion is set in a prime location just off Felixstowe's main shopping centre and fronting the coast with footpaths leading down to the beach. Felixstowe is a thriving coastal town which is a popular resort with a wide range of shopping facilities and recreational amenities in and around the town. The A14 provides ready access to the A12 and its connection to London and the Midlands.

Description

South Beach Mansion is an important 19th century Italianate mansion constructed principally from brick under a pitched slate roof. Being located at the top of Bent Hill, the conservation area in Felixstowe, the house benefits from exceptional sea views. The property is presented to an exceptionally high standard. There is a wealth of period features throughout the house with some exceptional reception rooms with 11ft high ceilings, open fireplaces and intricate cornice work. There are stunning, uninterrupted views across to the sea and coastline.

Historic Note: In 1891 the Empress Augusta Victoria of Germany stayed at the property; the Empress was Queen Victoria's grand daughter in-law.





The ground floor accommodation comprises a spacious reception hall which gives access through to the 3 main reception rooms, kitchen/breakfast room and conservatory, all of which are sea facing rooms. The study, library and utility room are situated on the north east side of the house.

The lower ground floor is reached via steps down to a stone flagged hallway and wine storage rooms, separate heating plant room housing two oil fired boilers and a large pressurised water system.

The principal staircase leads to the main landing giving access to 7 bedrooms and 4 bath/shower rooms, one of which is an en suite.

A secondary staircase leads to a further bedroom and additional steps lead up to a third floor and onto a roof terrace.

Outside

The gardens to the west are mainly laid to lawn and are sloping with steps around various shrubs and flowering borders. To the south is an enclosed lawned garden whilst to the east are various terrace areas which benefit from the outstanding elevated sea views.

A right of way exists over the drive and leads to the neighbouring property.



Postcode

IP11 7DG

Tenure

Freehold with Vacant Possession

Viewing

Strictly by appointment with Savills.

Directions

From Ipswich take the A14 to Felixstowe and proceed into Felixstowe and onto the A154. At the next roundabout take the second exit onto Garrison Lane and proceed to the traffic lights. Continue straight over the lights until the roundabout and take the first exit onto Undercliff Road and follow this until turning left onto Bent Hill. Proceed to the top of Bent Hill and the entrance will be seen on the right.

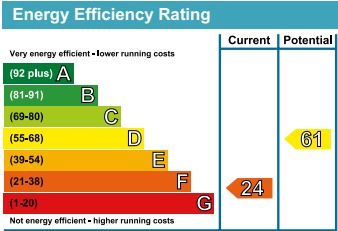
Services

Mains electricity, water and drainage. Gas fired central heating.



Approximate gross internal floor area
732.1 sq m / 7881 sq ft (Excludes Void)

For identification purposes only. Not to scale.



Important Notice

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