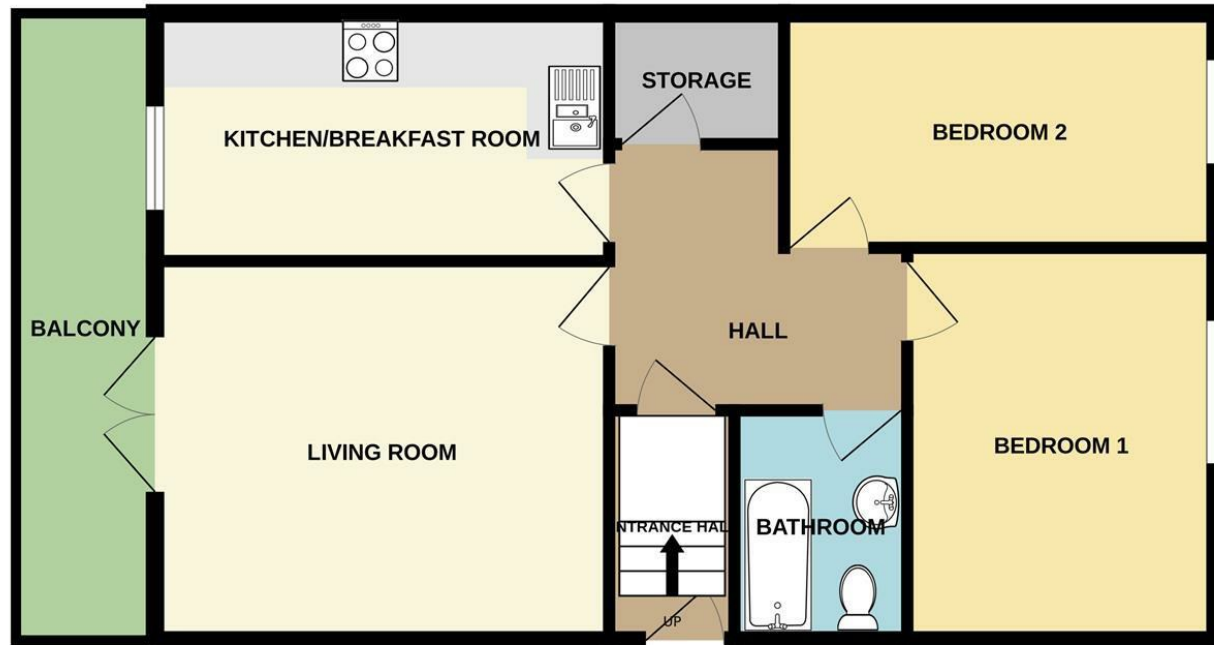
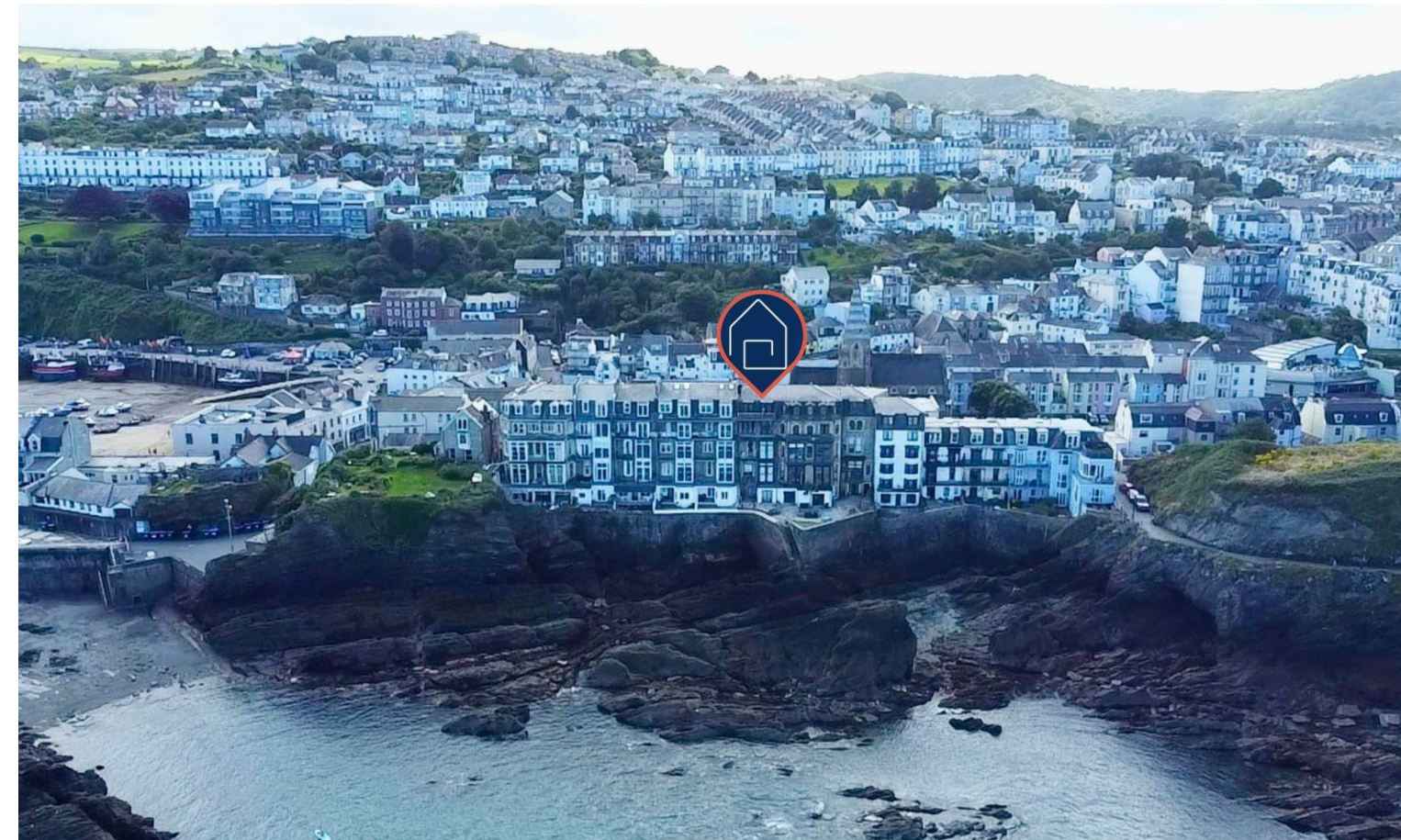


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**2 Bed Luxury Apartment W/ Balcony
Sea Views**

14 Cheyne Beach Apartments, Capstone Crescent, Ilfracombe, EX34 9BT

Guide Price

£265,000

- 2 Bedroom Apartment
- Walking Distance To The Seafront
- Communal Garden Area
- Luxury Balcony
- Holiday Let Potential
- Access To Cheyne Beach
- Views Over The Bristol Channel
- Immaculately Presented
- EPC: Band D

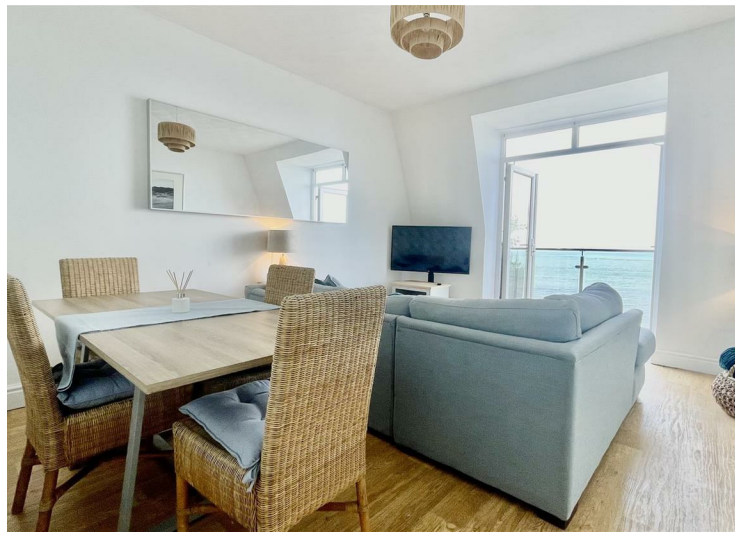
**Looking to sell? Let us
value your property
for free!**

Call 01271 814114
or email braunton@phillipsland.com

Directions

From our office, head towards Ilfracombe High Street. Towards the end as the road forks, take a left down Fore Street and follow the road around to the left becoming Sommers Crescent. At the bottom of the road take a right onto St James Place. Continue along St James Place until it meets Broad Street, take a left and then an immediate left again onto Capstone Crescent. Cheyne Beach Apartments can be found at the end of Capstone Crescent on the right handside.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hall

Living Room

4.68 x 3.72 (15'4" x 12'2")

Kitchen and Breakfast Room

4.41 x 2.41 (14'5" x 7'10")

Bedroom 1

3.81 x 3.0 (12'5" x 9'10")

Bedroom 2

4.09 x 2.35 (13'5" x 7'8")

Bathroom

2.26 x 1.68 (7'4" x 5'6")

Store Room

1.70 x 1.27 (5'6" x 4'1")

Balcony With Sea Views

Communal Ocean Terrace

Overview

Phillips Smith & Dunn are delighted to bring to the market this stunning 2 bedroom ocean view apartment situated in the highly popular seaside Victorian town of Ilfracombe, along the picturesque coastline of North Devon.

Apartment 14 benefits from being on the top floor, boasting an elevated position with unrivalled views. As you enter the property you have a useful entrance hall to hang your coats etc. Leading into the property your attention is drawn to the lovely and light living room, with attractive french doors leading onto the balcony which boasts stunning ocean views stretching across the Bristol Channel. This makes for a highly pleasant room to sit back and relax, looking at the sea from the comfort of your living room or balcony. The kitchen features a classic shaker style design complimented nicely with mozaik tiling, ample worktop space, stainless steel 1.5 sink and a integral oven with gas hob. It also has the benefit of having space for a breakfast table. Both bedrooms are light and can accommodate a double bed with room for bedroom furniture and both bedrooms have attractive harbour views. The bathroom has a lovely three piece suite surrounded by attractive tiling.

This apartment also benefits from the use of a communal garden area with access down to Cheyne beach and a perfect place to enjoy the sun and sea.

The property itself is currently used as a holiday let and would also be an ideal bolt hole retreat.

Services

All mains

Council Tax band

A

EPC Rating

D

Tenure

Leasehold - Share of Freehold
1 Share of 13. Remaining of 999
year lease from Nov 1992
Service Charge is £154.17 per
month.



Ilfracombe itself is a good sized Victorian seaside town and caters well for its inhabitants having a bustling High Street lined with, restaurants, bars and cafes, only a few minutes walk away. There is a wide variety of independent shops, along with a range of supermarkets including Tesco, Lidl and Co-Op. There are three schools within the town to cater for all ages to include an Infant & junior School, and Secondary/Sixth Form School.

For entertainment, the award-winning Landmark Theatre is on the Promenade, whilst there is also a 3 screen cinema, a swimming pool and a golf course. The very attractive harbour has a further selection of shops and art galleries, and Damien Hirst's 25m high 'Verity' stands proud on the pier. The South West Coast Path runs through the town and opens up many miles of superb walks along the rugged North Devon coastline with it's spectacular scenery and views over the Bristol Channel.

