



FLAT 5, ATLANTIC COURT, WOOLACOMBE  
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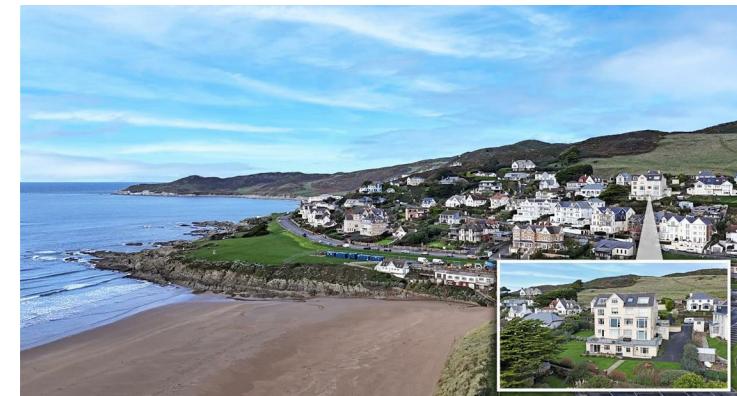
## Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of the village and continue straight on at the traffic lights and crossroads signposted to Ilfracombe. Continue through the village of Knowle and passing the turning for West Down and onto Mullacott Cross roundabout, from here take the first exit. Continue along this road without deviation proceeding all the way down into the village of Woolacombe along Beach Road. Upon reaching 'The Red Barn' turn right into Sandy Lane, proceed up the hill and take the first turning left into Sunnyside Road, proceed ahead where the property will be found approximately 100 metres along on your left hand side.

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## Superbly Presented 2 Bedroom Apartment 'Sea Views'

Flat 5 Atlantic Court Sunnyside Road, Woolacombe, EX34 7DG

- Impressive 2 Bedroom Apartment
- Spacious Accommodation
- Well Fitted Modern Kitchen
- Stylish Bolt Hole Retreat
- Shower Room & En Suite
- Balcony Sun Terrace

**£520,000**

Guide Price

- Stunning Ocean Views
- Spacious 22' Lounge Diner
- EPC: Band C



Phillips Smith & Dunn are delighted to offer to the market this most impressive and superbly presented 2 bedroom 1st floor apartment. Atlantic Court occupies an elevated commanding position that enjoys spectacular panoramic views that overlook the esplanade and directly onto the idyllic Woolacombe bay. These impressive panoramic views can only be fully appreciated upon a formal viewing and provide a true 'Wow factor'. The views are uninterrupted and extend from the green rolling countryside views to the East, to the beautiful sandy Woolacombe Bay and 'Baggy Point' headland and extend onto the dramatic blue Bristol Channel with Lundy Island in the far distance to the West.

The property benefits from full PVC double glazing and has gas fired central heating system along with the advantage of having 'No ongoing chain' therefore, the property can be occupied with the minimum of delay. Furthermore, there is a restrictive covenant that restricts the property from being used as a holiday let. This naturally creates a happy community and serene environment in which to relax and unwind. There is a separate store room, with a dedicated external door, within which each flat has a lockable storage area for surfboards etc.

Briefly the internal accommodation comprises. communal stained glass entrance door leads into the communal hall with stairs rising to the first floor, (there is a lift if required) however there are just a few steps that lead up to the entrance door to apartment 5. As you enter the property you step into the entrance hall serving all rooms, Upon entering the lounge diner you are immediately drawn towards the floor to ceiling bay window that allows plenty of natural sunlight to flood into the room and enjoys the most incredible sea views. This impressive and spacious room allows plenty of flexibility in terms of how it can be arranged, there is ample space for a large dining set for all the family to gather around, this can easily be dressed to position a round dining table directly into the bay taking full advantage of the views. There is a serving hatch that opens into the kitchen for convenience along with access via pvc door leading out onto the balcony sun terrace. The kitchen has a wide assortment of base and wall units finished with roll top working surfaces and powder blue door fronts. There is an eye level oven with gas hob, and integral appliances to include an integral dishwasher, fridge freezer and washing machine/dryer. There are 2 double bedrooms, bedroom 2 is located to the rear and is currently arranged as a twin room, whilst the master bedroom enjoys splendid sea views and has the advantage of a 3 piece en suite shower room. Furthermore from the inner hall there is a useful store cupboard and access to the modern contemporary shower room.

## Services

All mains connected

## Council Tax

Band E

## Maintenance

£500 per quarter.

£25 per annum Ground rent

## EPC Rating

C

## Tenure

Leasehold

1/9 share of freehold

## Viewings

Please contact the  
Braunton office on  
(01271) 814114



## Room list:

### Entrance Hall

2.41m x 0.86m (7'11 x 2'10)

### Inner Hall

3.18m x 0.84m (10'5 x 2'9)

### Lounge Diner

6.91m x 4.14m (22'8 x 13'7)

### Kitchen

3.15m x 2.18m (10'4 x 7'2)

### Bedroom 1

4.60m x 2.90m max (15'1 x 9'6 max )

### En Suite Shower

1.50m x 1.37m (4'11 x 4'6)

### Bedroom 2

4.14m x 3.00m (13'7 x 9'10)

### Shower Room

2.06m max x 1.68m (6'9 max x 5'6)

### Superbly Presented Throughout

### Special Bolt Hole Retreat

### Spectacular Panoramic Sea Views