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Capstone Crescent, Ilfracombe, EX34 9BT

£350,000





Apt 5, Chalky Blue, Compass Apartments

Capstone Crescent, Ilfracombe, Devon, EX34 9BT

Chalky Blue is a luxury two bedroom, two bathroom apartment that offers unrivaled sea views, located right on the southwest coast path, with the bustling harbour just a stone's throw away and world class surfing beaches right on your door step. This breath taking apartment boasts sought after open plan living and has a beautiful oak Veranda with patio overlooking the ocean allowing you to enjoy the crashing waves during a storm or watch the spectacular sunsets.

This property has been finished to the highest of standards and would make a wonderful home or second home, it is currently being utilised as an extremely successful holiday let with gross earnings available upon request.

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

£350,000



Hallway - 12'11" x 2'9" (3.94m x 0.84m):

A sizable hallway, ideal for accommodating any additional storage needs one might have.

Living and Dining area/Kitchen - 19'1" x 10'10" (5.82m x 3.30m):

A stunning open-plan living space seamlessly connecting the kitchen and lounge, featuring rich oak flooring throughout for added character and a surfer lifestyle ambiance. The kitchen boasts wooden countertops, white base and wall cabinets, and a stainless steel sink along with an integrated fridge, freezer and dishwasher. French doors extend the room to the patio, offering breath taking sea views. The living area comfortably accommodates ample seating and soft furnishings as well as a family dining table and chairs without feeling overcrowded.

Sunroom - 18'2" x 6'6" (5.54m x 1.98m):

A seamless extension of the living room offering a peaceful additional seating area where you can sit back and take in the incredible views.





Bedroom One - 13'4" x 8'7" (4.06m x 2.62m):

A generously sized bedroom located at the rear of the property, offering ample room for a king-size bed and all necessary bedroom furniture. This primary bedroom has direct access into the sun room and out onto the veranda and shares equally impressive sea views.

Bedroom Two - 9'8" x 9'6" (2.95m x 2.90m):

A spacious front facing double room, adorned in neutral colors and featuring an attached en suite bathroom. Additionally, there's a built-in cupboard for storage convenience.

En-suite - 8'7" x 3'9" (2.62m x 1.14m):

A well presented en-suite with tiled walls and floor and comprising of; a walk in shower cubicle, toilet and wash basin.

Bathroom - 9'4" x 6'5" (2.84m x 1.96m):

A generous family bathroom finished to a high standard, featuring tiled walls and flooring, a bathtub with an overhead shower, toilet, and sink vanity unit.

Patio and Decking:

At the rear of the property is this beautiful surf-inspired patio and decked veranda with an uninterrupted views of the sea. The perfect place to relax, unwind and witness some of the most spectacular sunsets North Devon has to offer.

Outside Storage:

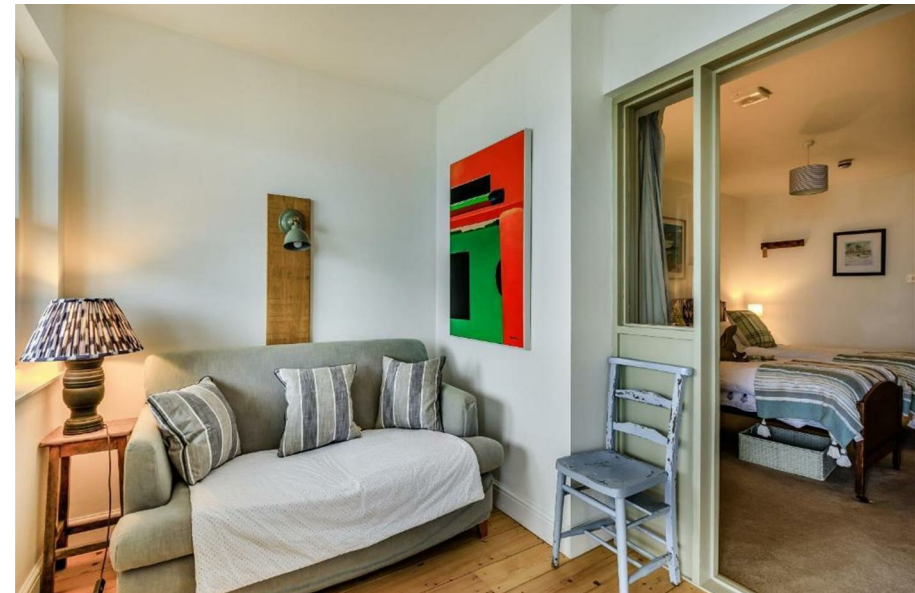
Conveniently located with direct access to the coastal footpath for walkers, it is also an ideal spot for surfers and beach goers, offering both storage and an outdoor area perfect for drying wetsuits.

Agents Notes:

The property comes with a 1/5th share of the freehold.

The property can be sold as furnished upon negotiation.

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

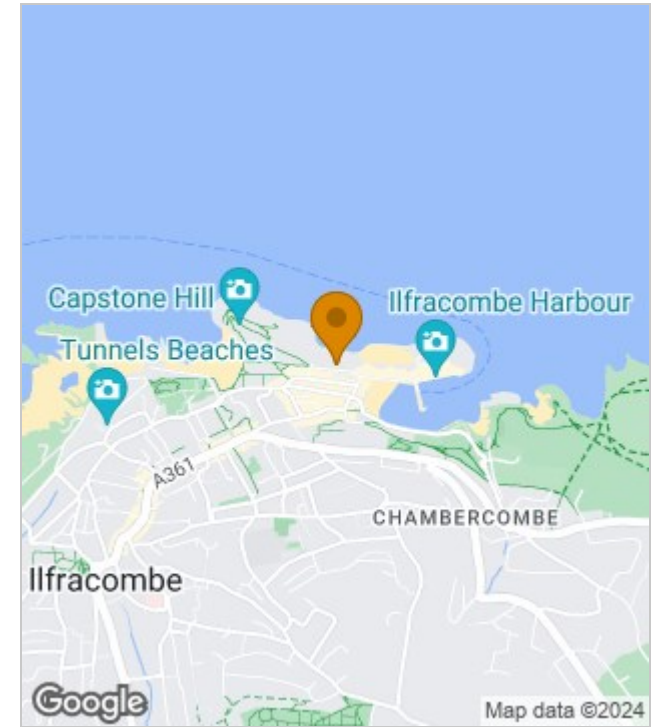




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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