

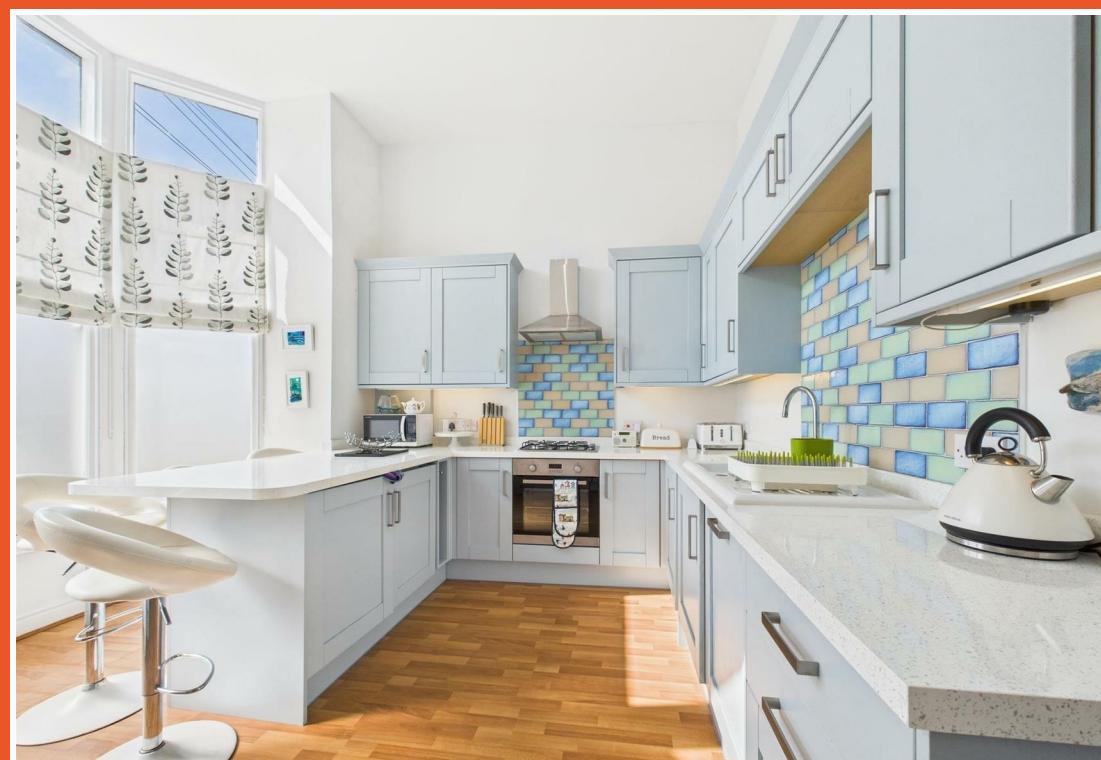
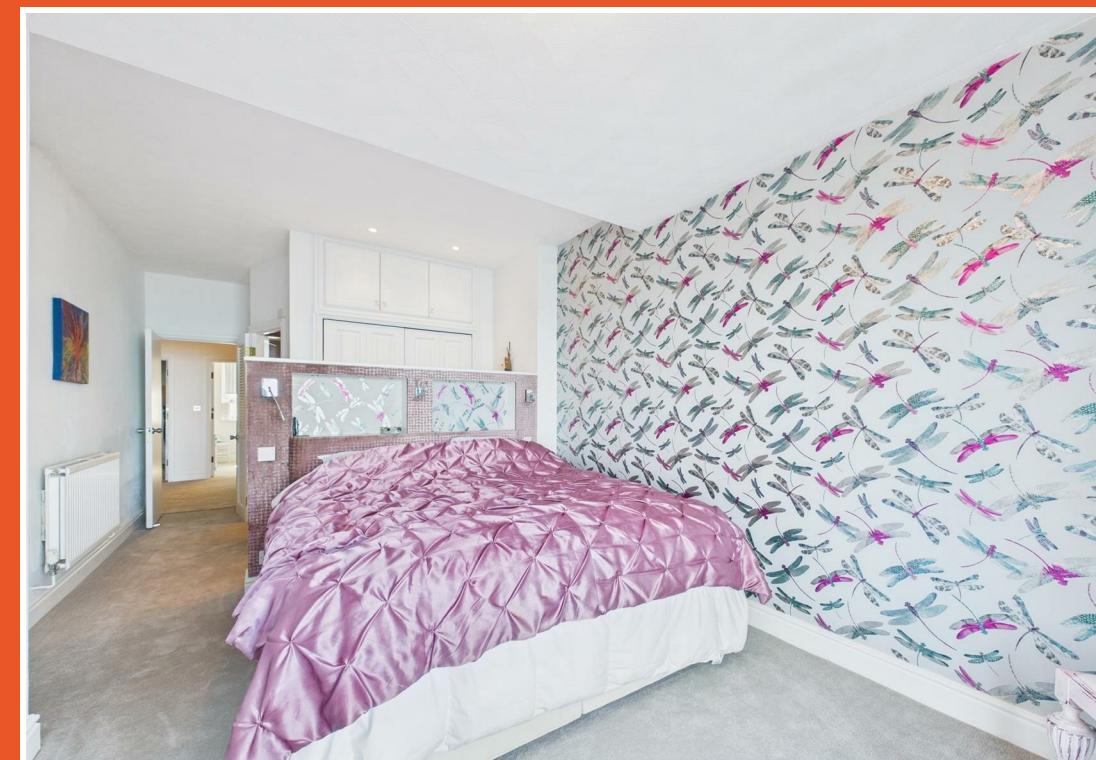
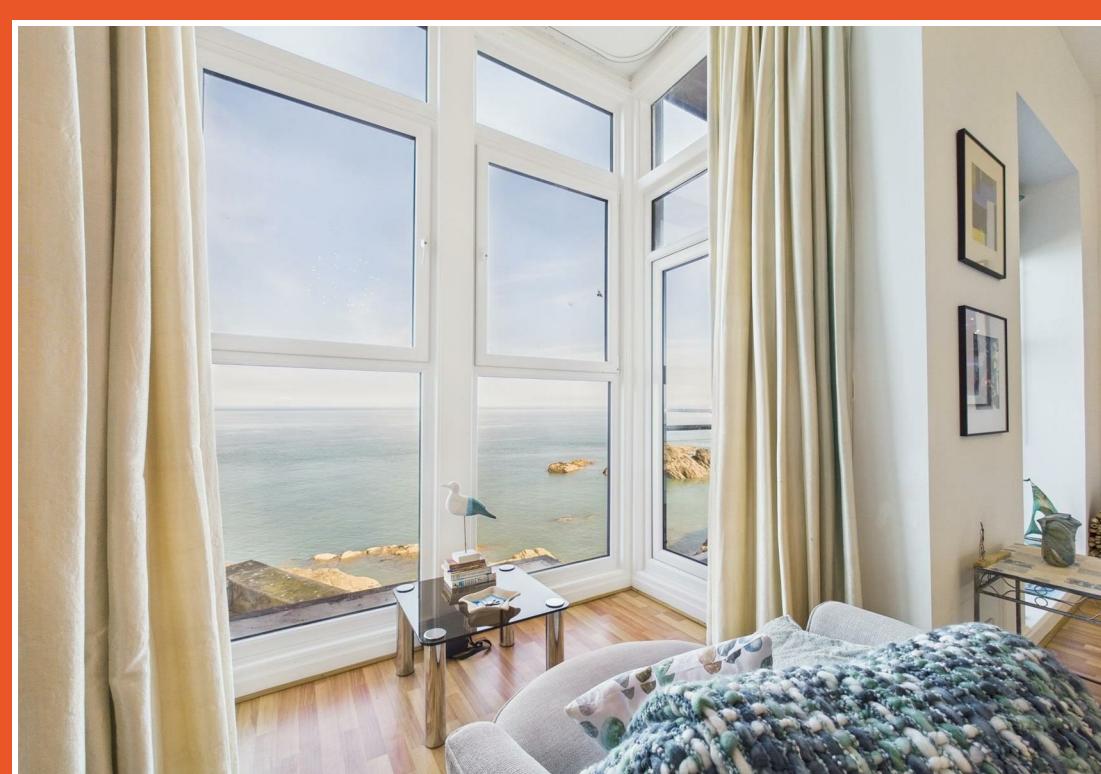


# turners

Capstone Crescent, Ilfracombe, EX34 9BT

Price Guide £365,000





# 4 Cheyne Beach Apartments Capstone Crescent

Ilfracombe, EX34 9BT

Cheyne Beach Apartments is a luxury three-bedroom ground floor duplex apartment offering exceptional sea views right from your doorstep and benefits from its own entrance. The property features a generously sized living room with stunning coastal vistas, a large modern fitted kitchen, three spacious double bedrooms – one with its own en-suite – a well-presented three-piece family bathroom, and a conveniently located utility room, combining comfort with seaside elegance.

The outside of the property offers a truly unique and breath-taking space. The rear garden features a low-maintenance stone-paved patio that boasts unparalleled coastal views across the Bristol Channel to Wales, providing the perfect setting for al fresco dining and entertaining. Additionally, a balcony extends from the living room, offering a serene spot to enjoy your morning coffee while soaking in the stunning sea views.

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.

Price Guide £365,000



## Entry 9'1" x 5'10" (2.77m x 1.78m)

Upon entry to the property, you're welcomed by a spacious hallway accentuated by high ceilings, creating an immediate sense of openness. This inviting space offers room for free-standing furniture, convenient storage for shoes and coats, and features wood laminate flooring throughout.

## Landing 16'2" x 9'1" (4.93m x 2.77m)

A grand and welcoming landing benefiting from high ceilings, offering a sense of space and elegance upon entry. This central area provides access to the living room, kitchen, upstairs WC, and the lower ground floor leading to the bedrooms. There's ample space for free-standing furniture, a wall-mounted gas radiator and the room is finished with wood laminate flooring throughout.

## Living Room 19'7" x 14'1" (5.97m x 4.29m)

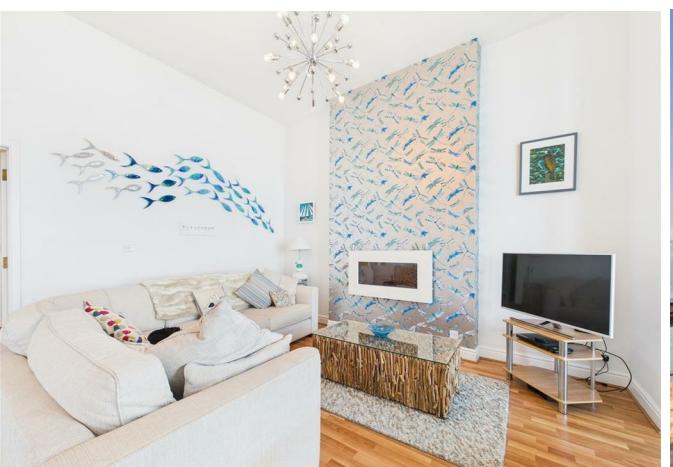
If a living room that excels in space, natural light, and incomparable sea views is what you're looking for, then this is the property for you. This impressive space offers ample room for free-standing lounge and dining furniture, with a stunning UPVC double-glazed bay window creating a cosy snug area and providing access to the balcony—perfect for al fresco dining. Additional features include a charming sash window, wall-mounted electric fireplace, wall-mounted gas radiator and wood laminate flooring throughout.

## Kitchen 13'0" x 9'10" (3.96m x 3.00m)

A well-presented, modern fitted kitchen featuring matching wall and floor units, an integrated four-ring gas hob with an electric extractor fan above, and an electric fan oven below. The space also includes a 1.5 ceramic sink drainer, integrated fridge, freezer, and dishwasher. A large double-glazed sash bay window floods the room with natural light, while a breakfast bar adds a sociable dining option. Additional highlights include a wall-mounted gas radiator and wood laminate flooring throughout.

## Bedroom One 15'6" x 10'9" (4.72m x 3.28m)

An exceptional primary double bedroom that boasts breath-taking sea views directly from the comfort of your bed. This spacious room offers ample space for free-standing furniture, enhanced further by built-in double wardrobes. Sliding patio doors and an additional rear access door seamlessly connect you to the garden, while a modern fitted three-piece en-suite adds a touch of luxury. Additional features include a wall-mounted gas radiator and soft carpet flooring throughout, creating a warm and inviting atmosphere.





#### En-suite 6'7" x 4'11" (2.01m x 1.50m)

Bedroom one benefits from a modern designed three-piece en-suite, featuring a modern shower, toilet, and a sink basin with convenient storage below. The room also includes a wall-mounted heated towel rail, an electric extractor fan, and sleek tile flooring throughout, offering both functionality and a contemporary touch.

#### Bedroom Two 14'0" x 8'9" (4.27m x 2.67m)

A generously sized double bedroom offering ample space for free-standing furniture, complete with built-in wardrobes and convenient over-bed storage. Sliding patio doors open directly onto the rear garden, framing stunning sea views and flooding the room with natural light. Additional features include a wall-mounted gas radiator and plush carpet flooring, creating a warm and comfortable retreat.

#### Bedroom Three 9'3" x 9'1" (2.82m x 2.77m)

This well-proportioned bedroom offers ample space for free-standing bedroom furniture. A large sash window fills the room with natural light, while a wall-mounted gas radiator ensures comfort. The room is carpeted throughout, providing a cosy and inviting atmosphere.

#### Bathroom 9'1" x 5'8" (2.77m x 1.73m)

This immaculately presented three-piece bathroom suite features a bath with an overhead shower, a sink basin with storage underneath, and a toilet. Additional highlights include a wall-mounted heated towel rail, an electric extractor fan, and stylish vinyl flooring throughout, offering both functionality and modern appeal.

#### Ground Floor WC 6'8" x 3'2" (2.03m x 0.97m)

A sleek and contemporary two-piece suite, thoughtfully designed with a modern toilet and elegant sink basin. Finished with chic wood laminate flooring and enhanced by a discreet electric extractor fan, this space blends practicality with understated style.



#### Utility Room 8'9" x 7'3" (2.67m x 2.21m)

This practical utility room offers matching wall and floor storage units, a stainless steel sink, and ample space with plumbing for a washing machine and room for a tumble dryer. It provides convenient access to the front of the property and features vinyl flooring throughout, ensuring both functionality and ease of maintenance.

#### Outdoor Space

This unique and low-maintenance stone-paved rear garden is a true gem, offering sensational and panoramic views across the sparkling Bristol Channel and the picturesque Ilfracombe coastline. The expansive outdoor space is perfect for family gatherings, hosting barbecues, or simply enjoying outdoor activities in a serene and scenic setting. Whether you're entertaining guests or enjoying quiet moments, the garden provides the ideal backdrop for al fresco dining, with plenty of room to relax and soak in the stunning surroundings.

Additionally, a charming balcony on the ground floor elevates the experience even further, offering a tranquil retreat where you can enjoy a morning coffee or evening drink while being captivated by the incredible sea views. With its combination of practicality and natural beauty, this outdoor space is designed to offer the ultimate in coastal living. To the front of the property, there is a small staircase that leads to a perfect tucked away storage shed and also provides access to the inside via the utility room, perfect for those messy day out on the beach.

#### Agent Notes

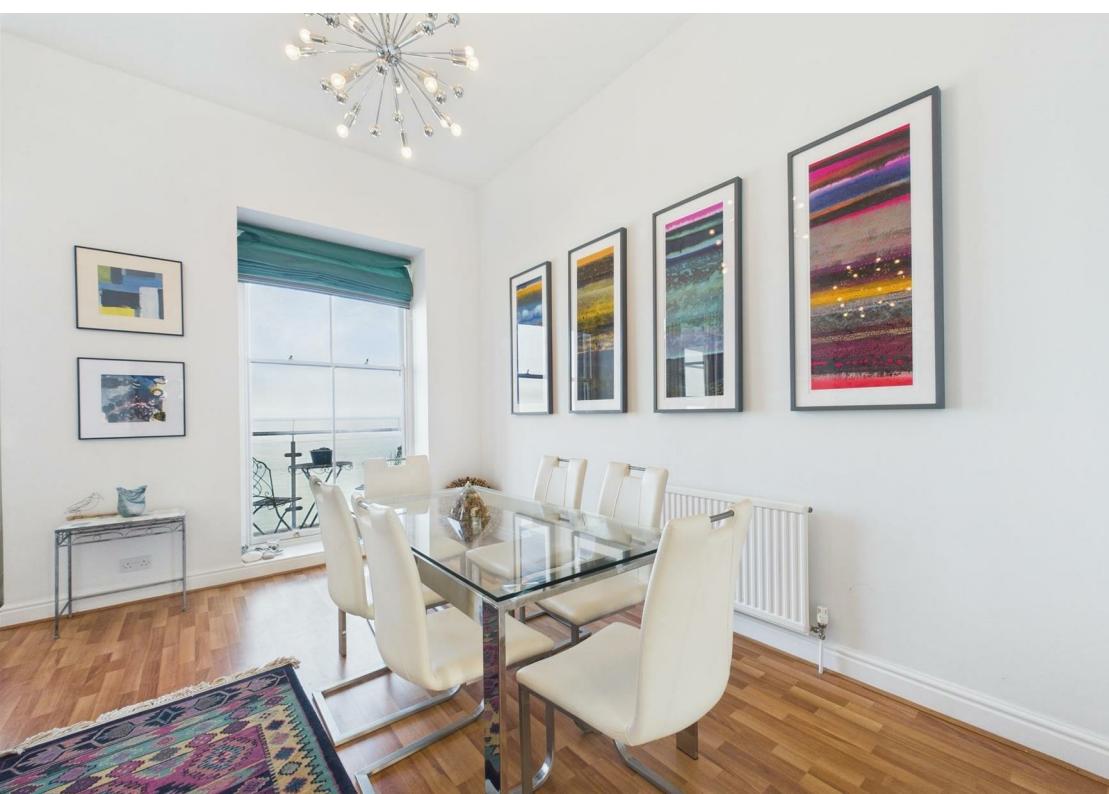
The property has 965 years left of a 999 year leasehold. The lease began in 1991.

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

To comply with the property misdescriptions act we must inform all prospective purchaser that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

#### Directions

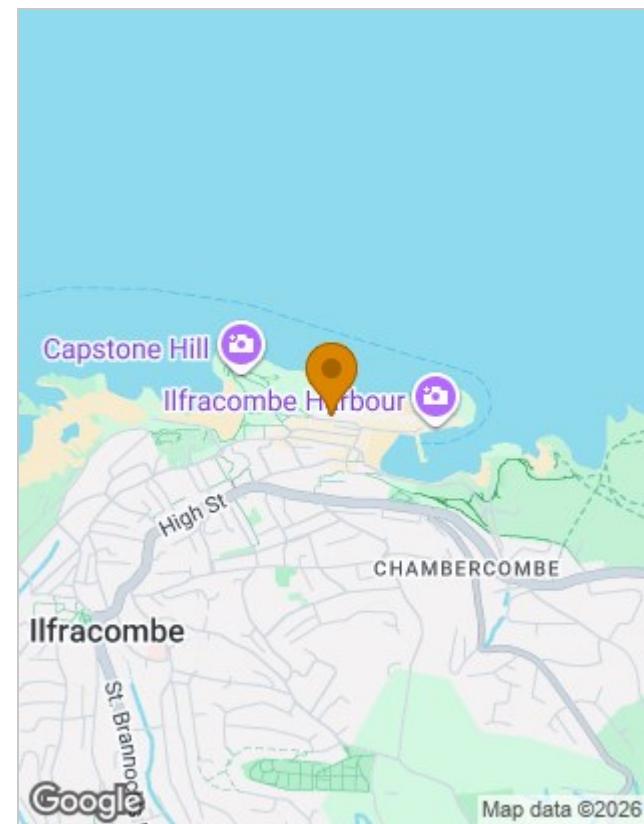
From our office Head north-east on High St/A361 towards Oxford Grove for about 348 feet. Turn left onto Fore St and continue for 226 feet. Turn left again onto Sommers' Cres and walk for 463 feet. Turn right onto St James's Pl for 161 feet. St James's Pl will turn slightly left and become St James Pl. Continue for 0.1 miles. Turn left onto The Quay for 79 feet. Finally, turn left onto Capstone Rd. where the property will be found on your right hand side.



## Floor Plans

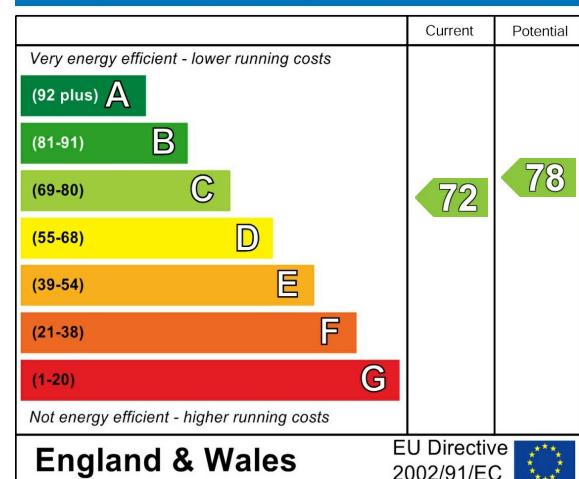


## Location Map



## Energy Performance Graph

### Energy Efficiency Rating



## 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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