



14 Canalside



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Higher Wharf, Bude, Cornwall, EX23 8GY

Town Centre 0.5 miles - Beach 0.9 miles

A superbly presented 3 bedroom duplex apartment overlooking Bude canal, within walking distance of the town centre and beach.

- No onward chain
- Exclusive development of 14 luxury apartments
- Lift access
- Underfloor heating
- Leasehold with share of Freehold
- 3 bedrooms
- Open plan living
- Superb views over the canal
- Communal EV charging point
- Council Tax Band: E

Guide Price £495,000

Canalside enjoys a superb location overlooking the Bude Canal and is just a short stroll from Summerleaze Beach and Bude town centre, which offers an excellent range of shops, cafés, restaurants and recreational amenities. Bude is renowned for its outstanding coastal scenery, sandy beaches, and outdoor pursuits including surfing, coastal walks and the popular sea pool.

This beautifully presented 3 bedroom (1 en suite) duplex apartment occupies a prime position within Canalside, an exclusive development of just 14 luxury residences with lift access. The property offers spacious and contemporary accommodation featuring a bright open-plan living, kitchen and dining area with access to a private balcony and Juliet balcony, both taking full advantage of the stunning waterside setting. The kitchen is superbly appointed with quality integrated AEG appliances. The principal bedroom includes a stylish en suite bathroom, while two further double bedrooms are served by a beautifully finished family bathroom. The apartment benefits from underfloor heating throughout, engineered oak flooring, and ample storage space. An allocated off-road parking space with access to a communal EV charging point completes this wonderful property.

Services & Tenure: Mains electricity, water and drainage. Electric underfloor heating. Broadband availability: Ultrafast, Superfast and Standard, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. Remainder of a 999-year lease (commenced in 2020) with a 1/14 share of the freehold. Service charge: Approximately £2,068.29 per annum (reviewed annually in November), covering maintenance of communal areas, lift servicing, window cleaning, insurance and fire alarm checks.

Viewings: Strictly by prior appointment with the vendor's appointed agents, Stags. Directions: What3words.com: ///escape.cleansed.huddling





