



turners



High Street

Ilfracombe, EX34 9DF

Asking Price £165,000



Sea Dweller, Flat 2, 7 High Street

Ilfracombe, EX34 9DF

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A newly renovated, substantial first-floor apartment of over 105m² with three double bedrooms, panoramic sea views, communal roof terrace, huge potential and a prime central location.

The Apartment

Occupying the entire first floor of this period building, this renovated three-bedroom apartment offers an exceptional combination of space, style and breathtaking coastal views. Extending to over 105m² (1,130 sq ft), opportunities to purchase apartments of this size in such a central yet peaceful location are exceptionally rare.

Tucked away just off Ilfracombe's vibrant High Street via Victoria Passage, the property enjoys immediate access to the town's shops, restaurants, harbour and beaches, whilst benefiting from a quiet setting only moments from the coastline.

Both the spacious lounge and impressive kitchen/diner enjoy uninterrupted panoramic views across the Bristol Channel, Wildersmouth Bay and Ilfracombe's iconic Capstone, creating a constantly changing coastal backdrop that can be appreciated throughout the year. Whether enjoying your morning coffee in the kitchen or relaxing in the living room, the scenery is simply outstanding.

The apartment has recently undergone a programme of refurbishment and is presented in a well presented, move-in-ready condition. Improvements include a new contemporary fitted kitchen, new bathroom, fresh decoration throughout, new flooring, new carpets and new heating system.

The generous accommodation comprises three excellent double bedrooms, an exceptionally spacious living room, a large kitchen with ample space for dining whilst taking in the sea views, a modern family bathroom, and a huge storage room, essentially for modern day living.

Residents also enjoy access to a substantial communal roof terrace, an ideal place to unwind whilst taking in sweeping panoramic views over the sea, Ilfracombe's coastline and the surrounding hills.

Whether you're searching for a spacious permanent residence, an impressive coastal second home or a high-quality holiday let investment, this outstanding apartment offers versatility in abundance.

Tel: 01271 866421

Further benefits include a new 999-year lease, no ground rent, a modest £60 per month service charge, and the prospect of a share of the freehold once the remaining apartments within the building have been sold.

Beautifully renovated apartments of this scale, with exceptional sea views and such a sought-after central location, rarely come to market.

Location

Ifracombe 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.

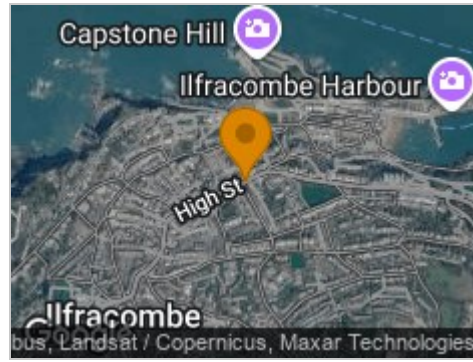
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.



Road Map



Hybrid Map



Terrain Map



Floor Plan



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.

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Energy Efficiency Graph

