



Flat 1 , 7 Breakwater Road

Bude, Cornwall , EX23 8LQ

Price £325,000

- Ground floor apartment in a sought after location.
- Superbly positioned, 180 yards from the Sea lock and Summerleaze beach
- Lounge/dining room with walk-in bay window, kitchen
- Two ensuite double bedrooms
- Available with no onward chain



The property professionals



Flat 1 , 7 Breakwater Road, Bude, Cornwall , EX23 8LQ

Flat 1, 7 Breakwater Road presents a rare and exciting opportunity to acquire a ground-floor apartment in one of Bude's most sought-after coastal locations. Enjoying stunning views stretching down the canal towards Summerleaze Beach and the surrounding coastline, this property perfectly captures the charm of seaside living.

Ideally positioned just 180 yards from the Sea Lock and the golden sands of Summerleaze Beach, the apartment offers exceptional convenience. From your front door you can take a short stroll to the beach, the town centre, the library, a selection of highly regarded local restaurants, and the iconic Falcon Hotel – placing the very best of Bude right on your doorstep.

While the property would benefit from some basic updating, it offers fantastic potential to create a wonderful coastal home or holiday retreat. The accommodation comprises an entrance porch, a bright living room with bay window.

A kitchen/breakfast room and two ensuite double bedrooms.

With its superb location, captivating outlook, and excellent potential, this property represents a truly appealing opportunity to enjoy life by the sea.

DIRECTIONS

From the centre of town proceed along The Strand and turn right at the mini roundabout. Proceed over the bridge and then take the first right into Breakwater Road. Proceed along the road and the property will be located a short distance along on the left-hand side.

ENTRANCE PORCH

8' 4" x 5' 3" (2.54m x 1.6m) Entering the property via a private entrance porch at the side of the building. Hanging and storage space for coats and sandy shoes.

LIVING ROOM

12' 3" x 10' 2" (3.73m x 3.1m) A bay window to the front elevation looking towards the canal and window to the side elevation flood the living space with light. Archway to the kitchen.

KITCHEN/BREAKFAST ROOM

15' 3" x 12' 4" (4.65m x 3.76m) The kitchen area is fitted with a range of matching wall and base units, inset sink with side drainer and chrome mixer tap. Space and plumbing for washing machine and dishwasher, built in oven with electric hob over and window to the rear elevation.

Feature fireplace with stone hearth, understairs cupboard and solid wooden flooring.

BEDROOM ONE

9' 7" x 9' 7" (2.92m x 2.92m) A double bedroom with window to the side elevation, built in wardrobes wall mounted radiator and door to:

ENSUITE SHOWER

10' 1" x 5' 7" (3.07m x 1.7m) Shower enclosure with electric Mira shower, wall mounted gas fired central heating boiler, pedestal wash hand basin, WC, radiator and vanity unit.

BEDROOM TWO

10' 5" x 10' 2" (3.18m x 3.1m) Another double bedroom with window overlooking the courtyard and door leading the rear. Radiator and built in storage.

ENSUITE BATHROOM

8' 4" x 6' 6" (2.54m x 1.98m) Panel enclosed bath with electric Mira shower over and tiles to the wet areas, pedestal wash hand basin with tiled splash back, WC and obscured window to the side elevation.

OUTSIDE

The property benefits from a private courtyard at the front of the building with parking for one vehicle. There is also a rear enclosed courtyard accessed from bedroom two.

COUNCIL TAX

Cornwall Council Band B

SERVICES

All mains services are connected.

TENURE

The lease is for 999 years from 26th September 1990 with a share of the freehold.



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

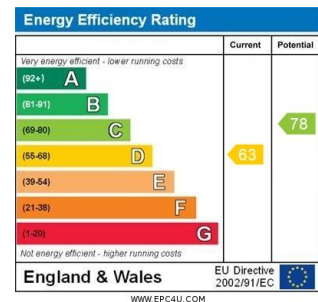
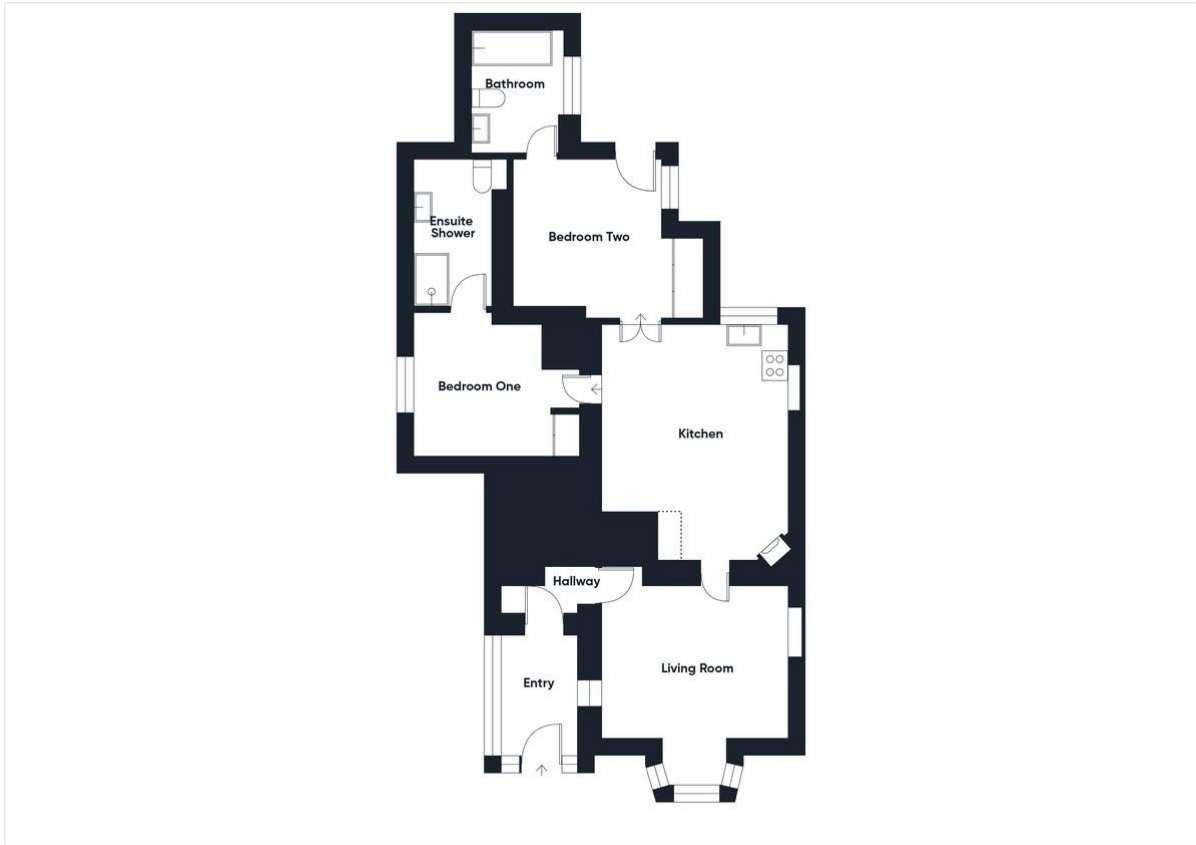


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