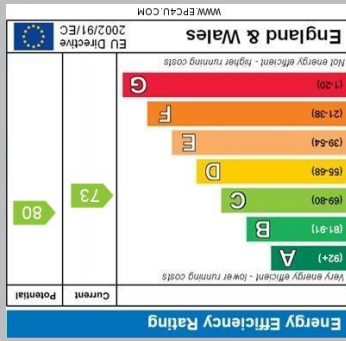
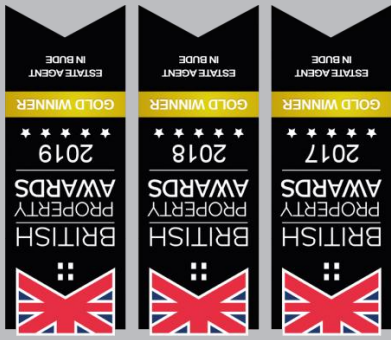


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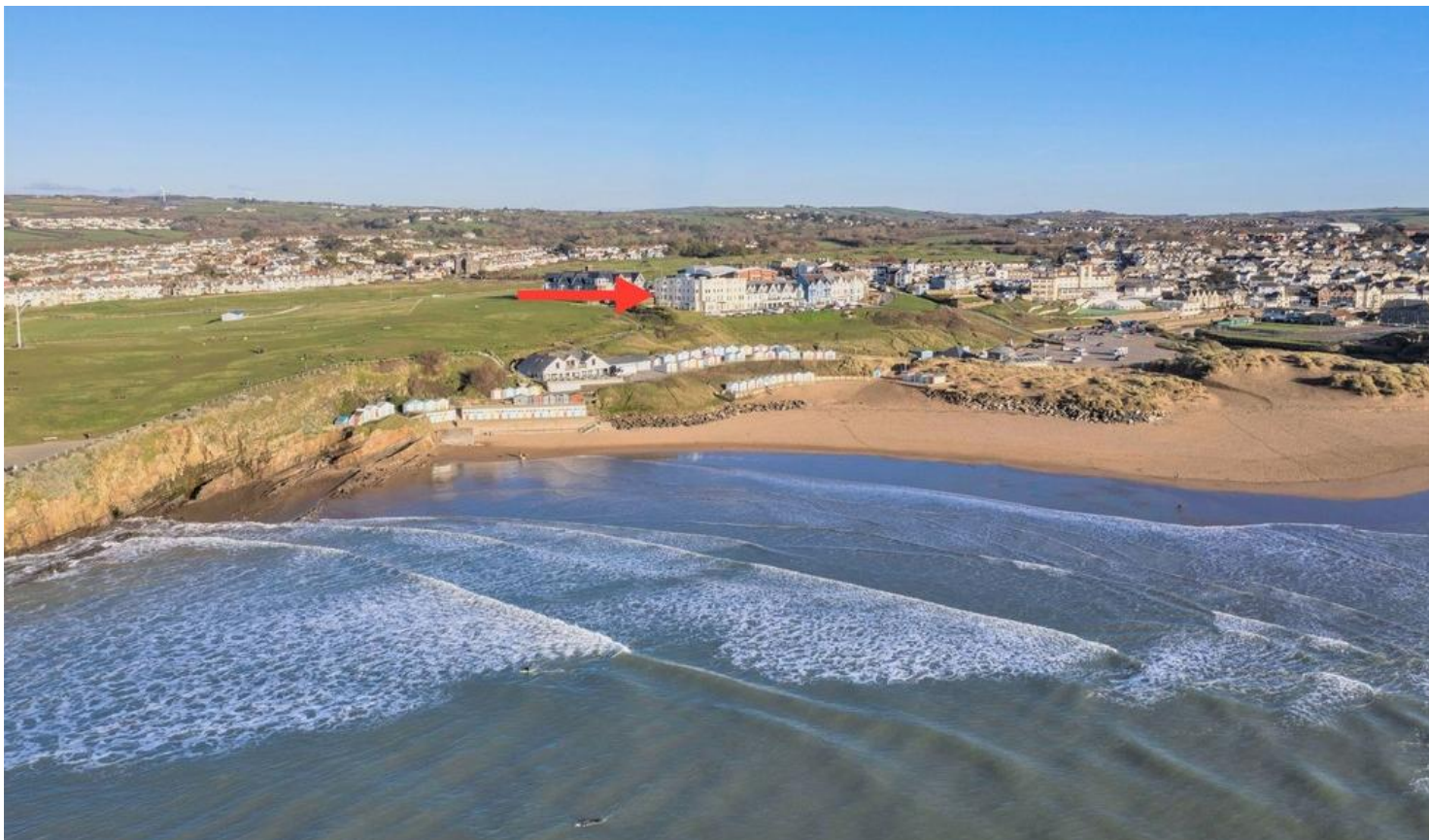
FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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## 15 Westcliff Flats

Summerleaze Crescent, Bude, Cornwall, EX23 8HN

Price £295,000

- Spacious first floor apartment offering easy access to town
- Stunning coastal location with views over Summerleaze beach and the Breakwater
- Bay fronted lounge/dining room, kitchen
- Two bedrooms and a large bathroom
- Use of communal gardens. No onward chain



*The property professionals*

# 15 Westcliff Flats

Summerleaze Crescent, Bude, Cornwall, EX23 8HN

Price £295,000

Wake up to the soothing sound of the ocean at 15 Westcliff which offers one of the finest coastal views in Bude! Perfectly positioned overlooking Summerleaze Beach and the Atlantic Ocean is this first floor flat located on the edge of Bude town centre, this highly sought after location offers easy walking access to shops, restaurants, and local amenities.

The well-proportioned accommodation briefly comprises an entrance hall leading to a bright and spacious lounge/dining room, where a charming walk-in bay window perfectly frames the stunning sea views, kitchen, two bedrooms and a family bathroom.

Outside, the residents benefit from the use of the communal gardens ideal for relaxing while taking in the fresh coastal air. Offered with no onward chain.

#### COMMUNAL HALL

Entering via a UPVC obscure double door to the communal hallway with private entrance door opening into :-

#### ENTRANCE HALL

Wall mounted consumer unit and doors serve the following rooms :-

#### LOUNGE/DINING ROOM

**20'4 max' 16'10 min" x 12' 5" (6.5m x 3.78m)** A bright and spacious room with a large walk-in bay window with three UPVC double glazed windows offering stunning views towards Summerleaze Beach, the Breakwater and communal gardens. 8ft 10' high coved ceilings, television point and two radiators. Door to:-

#### KITCHEN

**15' 9" x 7' 0" (4.8m x 2.13m)** UPVC double glazed window offering views over the communal gardens and out towards the Atlantic Ocean. 8ft 10' high ceilings and radiator.

The kitchen is finished with a range of matching wall and base units with fitted work surface, inset four ring gas hob with extractor canopy, integrated electric oven and space and plumbing for washing machine. Cupboard houses the Ariston gas fired combi boiler.

#### BEDROOM ONE

**16' 7" x 10' 9" (5.05m x 3.28m)** A bright and spacious double bedroom with 8ft 10' high ceilings and a UPVC double glazed window offering stunning views towards Summerleaze Beach and the Breakwater. Fitted wardrobes and radiator.

#### BEDROOM TWO

**9' 32" x 7' 9" (3.56m x 2.36m)** A single bedroom with 8ft 10' high ceilings and UPVC double glazed window to rear elevation. Radiator.

#### BATHROOM

**13' 0" x 7' 8" (3.96m x 2.34m)** Twin UPVC obscure double glazed windows to the rear elevation, 8ft 10' high ceilings, panel enclosed bath, double shower enclosure with electric shower, pedestal wash hand basin, push button low flush WC, wall mounted heated towel rail and linen cupboard with shelving and radiator.

#### COUNCIL TAX

Band C

#### OUTSIDE

The property has use of the communal gardens, as well as the courtyard drying space and laundry room.

#### STOREROOM

Shared access and use of the storeroom which can be accessed from the communal entrance hall.

#### SERVICES

All mains services are connected



#### TENURE

Leasehold. The current lease is in the process of being extended to 999 years  
All apartment owners share the freehold of the building.  
Ground rent £2000 per annum



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

As you proceed through the centre of town up Belle Vue you will pass the Post Office on the left-hand side towards the latter part of the hill. Continue along this road passing Morwenna Terrace and take the next turning on the left-hand side into Summerleaze Crescent. Follow this road along and Westcliff is the last building on the right-hand side

