



31 Clifton Court



STAGS

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Putsborough, Braunton, Devon, EX33 1LB

Beach & SW Coastal path within walking distance

A highly desirable Top-Floor Apartment enjoying breathtaking coastal views & situated within walking distance of the fabulous Putsborough Beach

- Stunning two double-bedroom Apartment
- Panoramic outlook over Baggy Point, Putsborough Sands & Woolacombe
- Principal bedroom with ensuite
- Allocated parking space
- Ideal holiday home, investment, or lock-up-&-leave property
- Private balcony with spectacular sea views
- Bright & spacious open-plan living accommodation
- Exclusive residents' heated indoor swimming pool
- Short walk to Putsborough Beach
- No onward chain

Guide Price £445,000

SITUATION & AMENITIES

Putsborough Beach is a stunning beach located in North Devon. It is known for its beautiful sandy shores and the Baggy Point Peninsula which acts as a buffer for the winds that come from the South West. This natural characteristic makes it less windy than the neighbouring beach of Woolacombe. The beach offers good waves for body boarding and surfing. The beach is generally less crowded than its neighbouring beaches; Croyde, Saunton and Woolacombe, making it an ideal location for families. It features lovely rock pools that are home to baby crabs, shrimps and tiny fish, adding an extra element of fun for visitors. There is also a beach cafe with shop.

Putsborough is around ¾ mile north of the village of Croyde and 1 mile west/north west to the village of Georgeham. Putsborough Sands forms the southern part of the 2 mile long beach of Woolacombe Sands on Morte Bay. Clifton Court occupies a frontline cliff top position, looking directly down onto Putsborough Sands and to the ocean beyond. The property is just a short stroll from the magnificent beach. The South West Coast Path is on the doorstep. Both Georgeham and Croyde boast a selection of local amenities, including popular village pubs, restaurants, shops and post offices. The walk along the beach to Woolacombe is 2 miles (approximately 4 miles by car), Braunton is 6 miles and Barnstaple, the regional centre, is just over 11 miles, offering all the high street favourites, as well as Pannier Market, Live Theatre and District Hospital. From here one can join the North Devon Link Road (A361) leading to the M5 Motorway, Junction 27 (Tiverton), in around 45 minutes from Barnstaple, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. Barnstaple also has a train station with the Tarka Line running a frequent service to Exeter. The nearest international airports are at Bristol and Exeter.



DESCRIPTION & ACCOMMODATION

Occupying a desirable Top Floor position within the sought-after Clifton Court development, Apartment 31 is a spacious and distinctive two-bedroom apartment boasting a private balcony and breathtaking panoramic sea views. Enjoy uninterrupted 180-degree vistas across Baggy Point, Putsborough Sands, and towards Woolacombe, creating a truly exceptional coastal setting.

Beautifully presented throughout, this stunning apartment combines practicality with contemporary coastal living, making it an ideal holiday retreat, lock-up-and-leave second home, or attractive investment opportunity.

The light-filled open-plan living space is designed to maximise the spectacular outlook, with a comfortable lounge area opening directly onto the private balcony, perfect for relaxing and taking in the views. The adjoining dining area flows seamlessly into a modern, well-appointed kitchen featuring a range of fitted storage units, an AEG oven, electric hob, integrated dishwasher, washing machine and space for a fridge-freezer. There are two generous double bedrooms, with the principal bedroom benefiting from a shower ensuite and built in wardrobe. An additional family bathroom includes a WC and bath with shower above.

Residents of Clifton Court enjoy exclusive access to a heated indoor swimming pool located within the complex. The apartment also benefits from an allocated parking space. There are additional visitors parking spaces available. Putsborough's renowned sandy beach is just a short walk away, making it easy to enjoy the very best of North Devon's coastline whenever you choose.

SERVICES

Mains Electric and Water.

Septic Tank

Electric heating

LEASE DETAILS

The lease is for 999 years from 17th June 1989.

Current Service Charge is £4320 per annum

The property cannot be used as a main residence



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

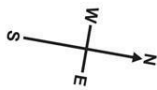


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	71
England & Wales		EU Directive 2002/91/EC

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

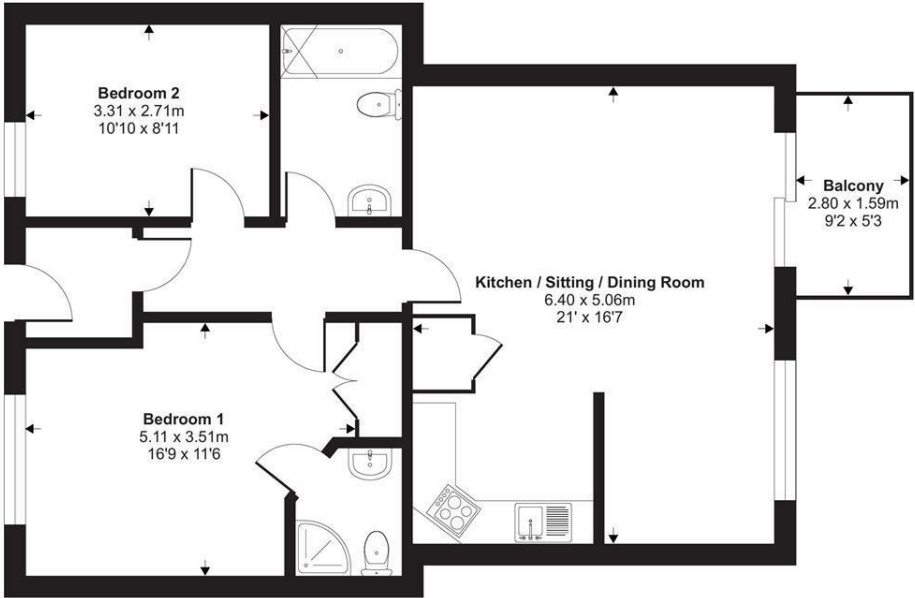
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Approximate Area = 795 sq ft / 73.8 sq m

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1527220