



Bond
Osborough
Phillips

Changing Lifestyles

Flat 8
Rockcliffe Court
Parade Terrace
Ilfracombe
Devon
EX34 9BU

Guide Price: £200,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Flat 8, Rockcliffe Court, Parade Terrace, Ilfracombe, Devon, EX34 9BU

2-bedroom flat with arguably the best sea views in Ilfracombe...



- Arguably the best sea views
- 2-bedroom first floor flat
- Open plan kitchen/lounge/diner
 - Private balcony
- Close to Ilfracombe Harbour
 - Cliffside location
 - EPC: C



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Flat 8, Rockcliffe Court, Parade Terrace, Ilfracombe, Devon, EX34 9BU

Changing Lifestyles

2-bedroom flat with arguably the best sea views in Ilfracombe...

I am delighted to present this exceptional opportunity to acquire a two-bedroom coastal apartment set within one of Ilfracombe's most desirable cliffside positions, enjoying what are arguably some of the finest sea views in the town.

Beautifully arranged and presented in good condition, the property boasts an impressive EPC rating of C and centres around a superb open-plan kitchen, living and dining space. Large UPVC double-glazed windows and French doors flood the room with natural light while perfectly framing the breathtaking coastal outlook. The spacious U-shaped kitchen is thoughtfully designed for practicality, offering ample worktop space and room for essential appliances, making it ideal for both everyday living and entertaining.

From the main living area, French doors open onto a private balcony — a true highlight of the home — where you can sit and take in uninterrupted, panoramic sea views in a peaceful and elevated setting.

The apartment offers two generous double bedrooms. The principal bedroom enjoys stunning sea views to wake up to each morning, while the second bedroom looks out towards the town, providing a pleasant and contrasting outlook. The bathroom is fitted with a modern double shower and also houses the boiler for convenience.

Positioned close to Ilfracombe Harbour, local amenities, schools and coastal walking routes, the property combines lifestyle appeal with excellent accessibility and public transport links.

In addition to being a beautiful home or second residence, the property also presents a compelling holiday let investment opportunity. The apartment has generated an average annual income of approximately £16,243 over the last three years, demonstrating its strong appeal to visiting guests seeking a high-quality coastal stay with spectacular views. For buyers looking for a property that can significantly offset its own running costs while still being available for personal use, this is

Whether you are searching for a main home by the sea, a stylish second residence, or a ready-to-go holiday let in a prime North Devon location, this outstanding apartment delivers on views, location and lifestyle in equal measure.

Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as building society, library, post office, schools and cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the harbour, the new watersports centre, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award-winning beaches close by, from secluded coves to wide stretches of golden sand with crashing surf. Visit Hele Bay to the east of the town for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes' driving time.

Communal Main Entrance - Partly glazed window to front elevation leading to:

Communal Entrance Hall - Stairs to lower floor, storage, door leading to:

Stairs To First Floor

Main Entrance - Door leading to:

Entrance Hall - 3'10" x 15'2" (1.17m x 4.62m)
Partly glazed window to lounge, radiator.

Bathroom - 9'9" x 4'5" (2.97m x 1.35m)
Partly glazed sash windows to front elevation enjoying town views, low-level push button WC, vanity integrated wash hand basin, combi boiler location, walk-in double shower with rainfall shower head over, tiled from skirting to ceiling, extractor fan, radiator.

Bedroom One - 8'4" x 9'11" (2.54m x 3.02m)

Partly glazed sash window to front elevation, high ceilings, storage cupboard, shelving, radiator.

Bedroom Two - 11'4" x 9' (3.45m x 2.74m)

UPVC double-glazed sash window to rear elevation providing sea views, radiator.

Open Plan Lounge/Kitchen/Diner - 13'5" x 18'3" (4.1m x 5.56m)

Lounge/Diner - UPVC double-glazed window and French doors leading to balcony offering sea views, radiator.

Kitchen - Stainless steel sink and a half plus drainer inset into wooden-effect countertops, a range of wall and base units, Hotpoint Grill and double oven, electric Teka hob inset into work surfaces with Zanussi extractor hood above, tiled splash backing, space for appliance.

Outside - To the rear of the property are incredible sea views with a private balcony with composite decking and enclosed by metal railings making it perfect for relaxing by the sea.

Agent's Notes - This property is a traditional stone and brick construction, located in an area with very low flood risk. It has direct connections to mains electricity, gas, drainage and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 16 Mbps, Superfast at 80 Mbps. Mobile service coverage is relatively good. Currently, there are no planning permissions in place for this property or any nearby properties however this property is located in a conservation area. It involves a shared access in communal areas and also in shared storage area with flat 2. There are no rights of way access involved with the property. It is a leasehold property with a lease term of 972 years. The management company is 'Rockcliffe Management Ltd' and service charge/maintenance fee is currently £1,810 per annum.

Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Flat 8, Rockcliffe Court, Parade Terrace, Ilfracombe, Devon, EX34 9BU

2-bedroom flat with arguably the best sea views in Ilfracombe...



Directions

With our office premises on your right-hand side, continue along the High Street, keeping left onto Fore Street, take first left onto Sommers Crescent, following the road. Upon reaching the junction, turn right onto Wilder Road and head towards the harbour into St James Place. Upon reaching the junction, take the left-hand turning and then immediately left onto Capstone Crescent. Follow the road for approximately 15 yards to the end and Rockcliffe Court will be on your right-hand side clearly displayed with a sign.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

