



Bond
Oxborough
Phillips

Changing Lifestyles

7 Arlington Villas
Apartments
Sommers Crescent
Ilfracombe
Devon
EX34 9DP

Guide Price: £399,950 Share of Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

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A lifestyle choice by the sea...

- Spectacular sea views across Wildersmouth Beach & the Bristol Channel
 - Generous private sea-facing balcony
- Two spacious double bedrooms, including a principal en-suite
- Two allocated parking spaces within a secure gated car park
- Luxury apartment in an iconic Victorian landmark
 - EPC: B
 - Council Tax Band: D



Imagine stepping out of your front door and being approximately a one-minute walk from the beach, harbour, boutique shops, cafés and restaurants. Whether you're searching for a stylish permanent home, an elegant coastal retreat or a luxury holiday let, this exceptional apartment offers an enviable lifestyle in the heart of Ilfracombe.

Set within the prestigious Arlington Villas, an imposing Victorian building converted into just 10 exclusive apartments, this beautifully presented third-floor residence enjoys an elevated position with spectacular panoramic views across Wildersmouth Beach, Capstone Hill, the promenade, harbour and the Bristol Channel towards the Welsh coastline. The sunsets from the apartment are truly spectacular, creating an ever-changing coastal backdrop throughout the year.

Originally selected as the developer's show apartment, the property showcases the very best of the development. Accessed via a six-person passenger lift, you step directly out of the lift to your own private entrance, providing an added sense of exclusivity and privacy.

At the heart of the home is an impressive 30ft open-plan living, dining and kitchen space, flooded with natural light and opening onto an outstanding 35ft sea-facing terrace. With uninterrupted views across the promenade, beach and coastline, this is the perfect place to relax, entertain or simply enjoy the spectacular sunsets.

The apartment offers two generous double bedrooms, including a luxurious principal bedroom with an en-suite shower room, together with a stylish family bathroom and a practical utility room. Finished to an exceptional standard throughout, the apartment benefits from an advanced heat recovery ventilation and air filtration system, gas-fired central heating, modern sash-style double glazing and excellent sound insulation provided by the substantial Victorian construction.

Further benefits include two allocated parking spaces within the secure gated residents' car park, lift access, video entry system, bike and surfboard storage, beautifully maintained communal areas and low-maintenance living, allowing you to spend more time enjoying the coastal lifestyle.

Everything Ilfracombe has to offer is within easy reach, including approximately a one-minute walk to the beach, harbour and town centre, while the cinema and theatre are approximately a five-minute walk away. The apartment also offers convenient access to regional road links and airports, making it equally suited as a full-time residence, luxurious second home or high-performing holiday let.

Combining timeless Victorian architecture with contemporary luxury, exceptional sea views and an unbeatable location, this is a rare opportunity to acquire one of Ilfracombe's finest coastal apartments. Internal viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

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Ilfracombe is a characterful Victorian seaside town offering a good range of everyday amenities, including independent shops, supermarkets, schools, a cinema, healthcare facilities and a variety of cafés, bars and restaurants. The picturesque harbour remains a focal point of the town, home to the iconic Verity statue, along with a selection of galleries and eateries. The town also benefits from a modern watersports centre and the well-regarded Ilfracombe Aquarium.

A range of local events and seasonal festivals take place throughout the year, many centred around the harbour and seafront, including performances at the Landmark Theatre. The surrounding North Devon coastline is renowned for its natural beauty, with nearby Hele Bay offering a more sheltered beach, while the award-winning beaches at Woolacombe, Croyde and Putsborough are all within easy reach by car.

The regional centre of Barnstaple is approximately 20 minutes away, providing a wider selection of national retailers, leisure facilities and transport connections, including rail links to Exeter and beyond.

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Agents notes - This apartment is of traditional brick, stone and slate construction and is registered under Land Registry Title Number DN674603 with UPRN 10091211761. The property is held on a leasehold tenure, with a 999-year lease commencing in 2016 and approximately 989 years remaining, expiring on 1 January 3015. It extends to approximately 1,184 sq. ft. (110 m²) on a site of around 0.08 acres and falls within North Devon Council. The property is situated within the Ilfracombe Conservation Area, has a Very Low flood risk, and benefits from mains gas central heating, mains electricity, mains water and mains drainage. It has two allocated numbered parking spaces within a gated car park and access to communal entrance areas and the lift. The property is in Council Tax Band D with an EPC rating of B. There are no known building safety issues, and there are no current planning applications affecting the property. The apartment forms part of a development where the freehold is owned by the Management Company, comprising the ten apartment owners, and is managed by Douglas & Dean. The current service charge is £300 per calendar month, which includes the maintenance of the communal and external areas, lift servicing, communal lighting, water and buildings insurance, with no separate ground rent payable. Holiday letting and assured shorthold letting are permitted, while pets are allowed for owner-occupiers with the written consent of the Management Company. Broadband speeds of up to 80 Mbps are available, mobile coverage is provided by EE, Vodafone, Three and O2, and TV services are available via BT, Sky and Virgin Media.

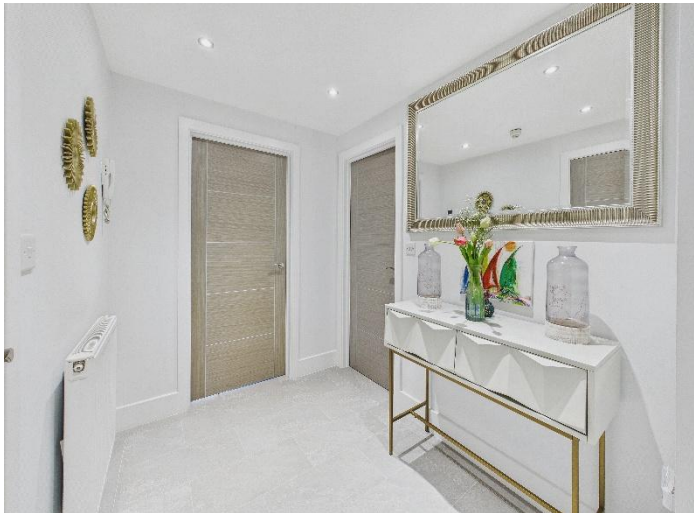


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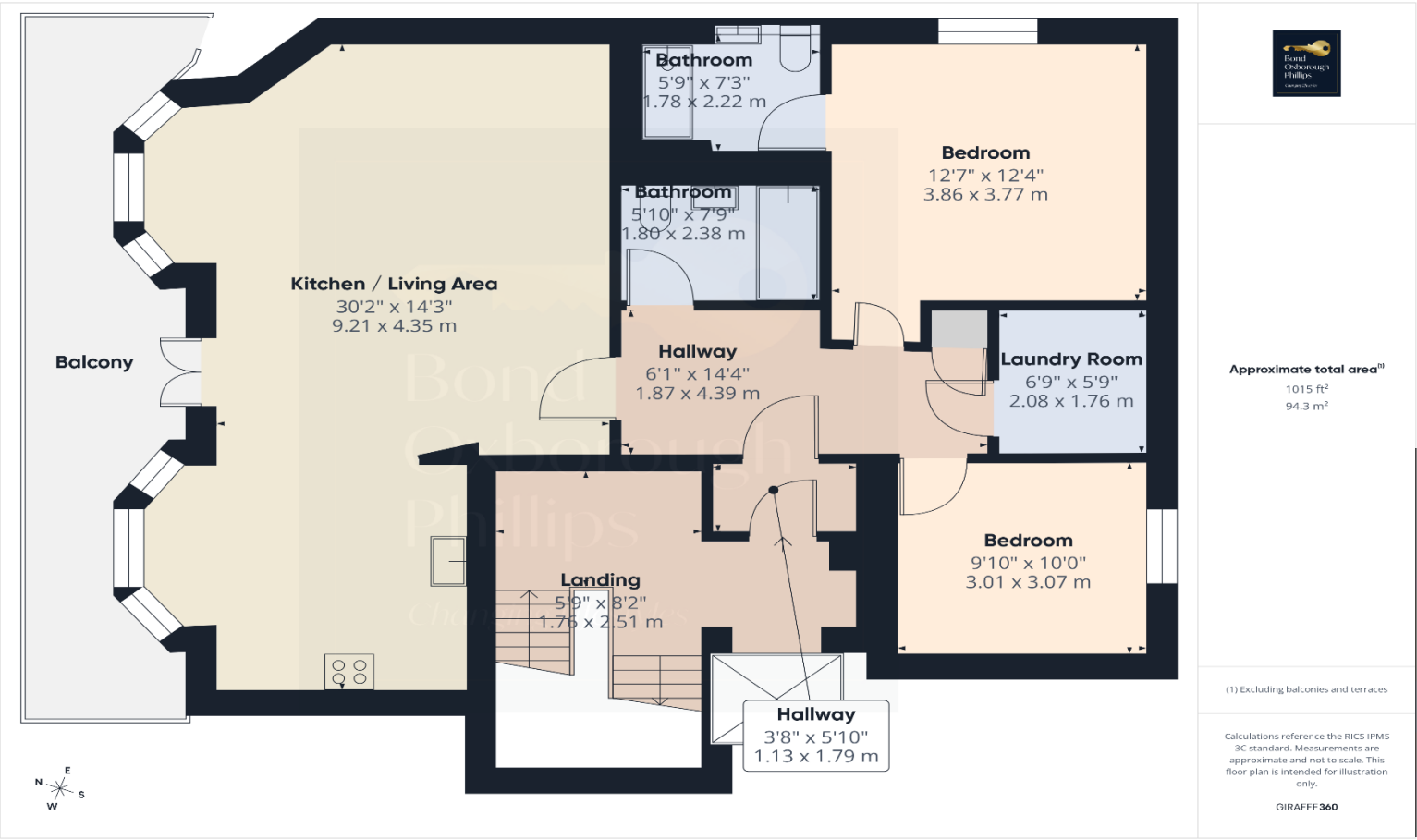


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Directions

With our office on your right-hand-side proceed along the High Street and just after Premier Convenience Store, take the road to the left under the archway saying Harbour into Fore Street. Continue down this road until bearing left into Sommers Crescent, continue approximately 20 yards and the property is on the left-hand-side. Nearest public parking for this property would be the landmark theatre or Ropery Road Car park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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A lifestyle choice by the sea...

We are here to help you find and buy your new home...

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119 High Street

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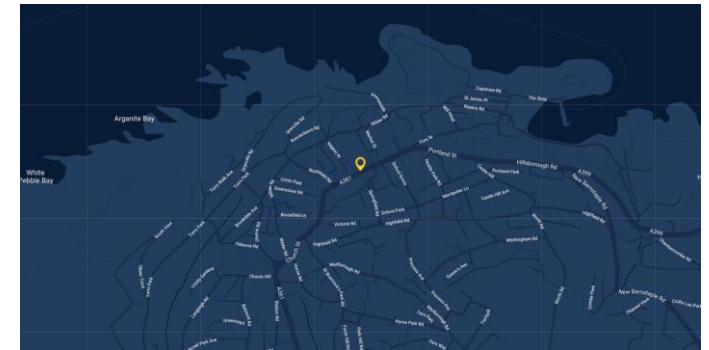
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