



Bond  
Osborough  
Phillips

*Changing Lifestyles*

Flat 8  
Rockcliffe Court  
Parade Terrace  
Ilfracombe  
Devon  
EX34 9BU

**Asking Price: £225,000 Leasehold**



Changing Lifestyles

01271 866 699  
[ilfracombe@boproperty.com](mailto: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



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## Changing Lifestyles

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I am delighted to present this excellent opportunity for sale - a two-bedroom flat in a highly sought-after cliffside location, offering arguably the best sea views in Ilfracombe. This property is in good condition, with an EPC rating of C, and boasts an open-plan kitchen / lounge / diner with large UPVC double glazed windows and French double doors that allow natural light to flood in and showcase the stunning sea views.

The flat offers a spacious U-shaped kitchen, perfectly designed for practicality and includes space for necessary appliances. This open plan area serves as a comfortable lounge and dining area, with direct access to a balcony that overlooks the serene and jaw dropping sea views.

The flat comprises two double bedrooms; the first offering breathtaking sea views and the second showcasing views towards the town. The bathroom comes with a double shower and houses the boiler.

Unique features of this property include the open-plan design, a balcony with unobstructed sea views, and its close proximity to the Ilfracombe Harbour. Ideal for first-time buyers, families, holiday let investors, or those seeking a second home, this property is well located with excellent public transport links, nearby schools, local amenities, and walking routes.

Invest in this cliffside flat and wake up to incredible sea views every day!

Ilfracombe is an 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 water sports 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 the wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a seaside award or Hele Bay, to the east of the town, also award winners, 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 W.C, 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 is incredible sea views with a private balcony with composite decking and enclosed by metal railings making it perfect for relaxing by the sea.

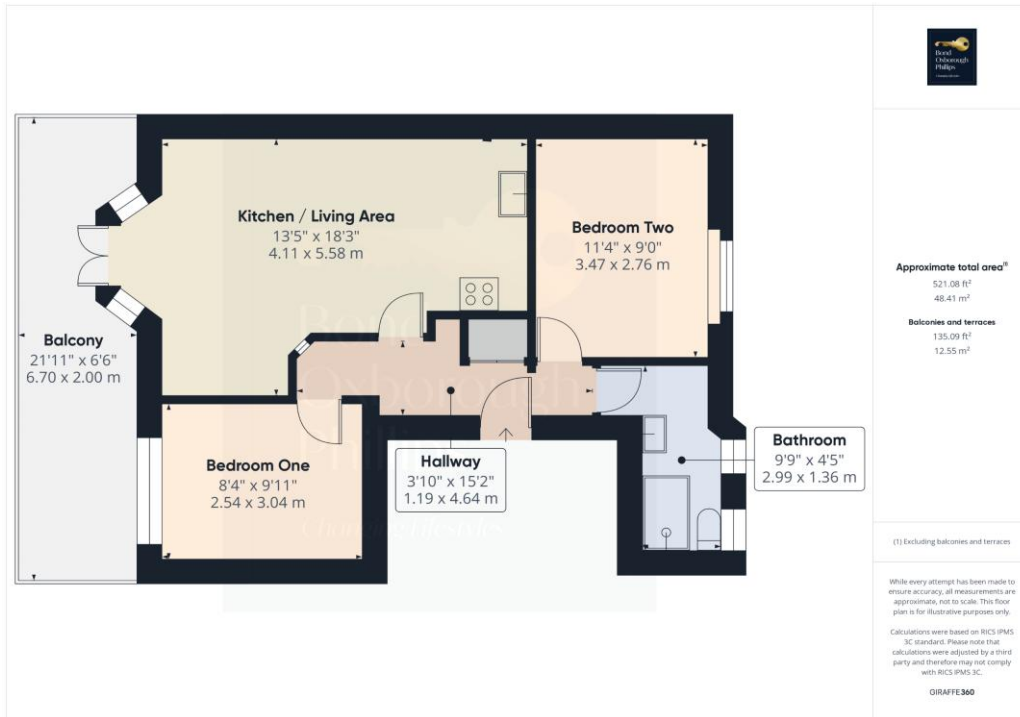
**Agents Notes** - This property is a traditional stone and brick construction, located in an area with very low flood risk. It has direct connections to mains electricity, gas, drainage and water services. The property also has access to broadband services with estimated speeds as follows: Standard 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

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## Have a property to sell or let?

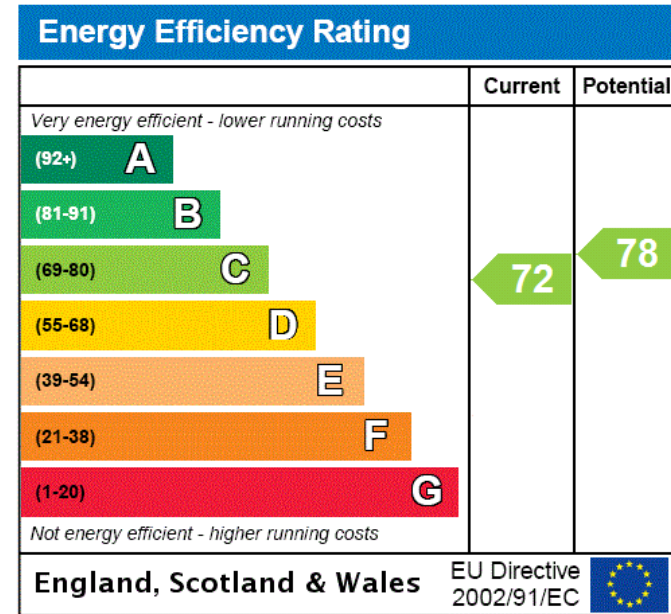
If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

## Directions

With our office premises on your right hand side, continue along the High Street, keeping left on to Fore Street, take first left on to Sommers Crescent, following the road, upon reaching the junction, turn right on to Wilder road 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 plaque.



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