



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Apartment 7  
Atlantic Rise  
Crooklets Road  
Bude  
Cornwall  
EX23 8ND

**Asking Price: £425,000 Leasehold**



Changing Lifestyles

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- 2 BEDROOM
- GROUND FLOOR FLAT
- WELL PRESENTED THROUGHOUT
- STUNNING VIEWS OVER THE SURROUNDING COUNTRYSIDE AND SEA VIEWS
- CLOSE TO THE POPULAR TOWN CENTRE
- SELECT OVER 55'S DEVELOPMENT
- COMMUNAL GARDENS
- CLUB LOUNGE OFFERING SUPERB SEA VIEWS
- GUEST SUITE SUITABLE FOR FAMILY AND FRIENDS



**An exciting opportunity to acquire this well presented 2 bedroom ground floor apartment situated location in a select development and easy access to the town centre and popular bathing beaches. The residence benefits from spacious and comfortable living space with stunning views across the surrounding countryside. Views of the sea, Efford Down and Summerleaze Downs from the club lounge and pleasant outside seating area. Viewings are highly recommended to appreciate this superb apartment. Available with no onward chain. EPC Rating C. Council Tax Band D.**





Apartment 7, Atlantic Rise, Crooklets Road, Bude, Cornwall, EX23 8ND

## Changing Lifestyles

**With a commanding view of the ocean and surrounding coastline, Atlantic Rise is a development of 29 apartments for the over 55's with life Hosts and pull cord which link through to a 24 hour emergency care line. Set within this spectacular location on the coast at Bude, Atlantic Rise is only a few minutes' walk from Bude's spectacular beaches with the much-loved sea pool and golf course nearby. The town itself, with its variety of shops, restaurants and pubs, is just a short walk away. The town of Holsworthy lies some 10 miles inland and the port of Bideford is easily accessible off the A39 lying some 28 miles in a north easterly direction.**

**Communal Entrance Hall** - Entering via a communal entrance door with intercom system. Lift and stairs to the first and second floors.

**Club Lounge** - The Club Lounge offers a fantastic focal point for the building created by specialist interior designers where residents can sit and relax benefitting from daily newspapers, well-stocked library and games cupboard all whilst taking in the spectacular sea views. Doors lead out onto open terrace area and low maintenance garden areas.

### The Apartment

**Entrance Hall** - Large storage cupboard. Doors leading to:

**Lounge / Dining Room** - 11' (3.35) (MAX) x 25'3" (7.7) (MAX)

Light and airy reception room with stunning views over the hinterland and across to the sea. Juliet balcony and large floor to ceiling windows to front elevation with door leading the communal gardens. Ample space for dining table and chairs and a living room suite.

**Kitchen** - 6'4" x 7'5" (1.93m x 2.26m)

A fitted range of wall and base mounted unit with work surfaces over incorporating a stainless steel sink/drainage unit with mixer tap over. Integrated four ring electric hob with extractor hood over. Built in fridge/freezer. Eye level 'Hotpoint' oven and 'Hotpoint' microwave. Window to front elevation.

**Bedroom 1** - 9'8" x 13'2" (2.95m x 4.01m)

Double bedroom with built in wardrobes. French doors leading to outside. Door leading to:

**En-Suite Shower Room** - 5'6" x 7'2" (1.68m x 2.18m)

Comprising of a walk-in shower with mains fed shower over, concealed cistern WC and wall hung hand wash basin. Chrome heated towel rail. Frosted window to side elevation.

**Bedroom 2** - 9'3" x 13'6" (2.82m x 4.11m)

Double bedroom with windows to front elevation.

**Shower Room** - 7'2" x 3'10" (2.18m x 1.17m)

A modern suite comprising a walk-in shower with mains fed shower over, concealed cistern WC and wall hung hand wash basin. Chrome heated towel rail.

**Service Charge** - TBC.

**Tenure** - TBC.

**Services** - Mains water, electric and drainage. Underfloor heating.

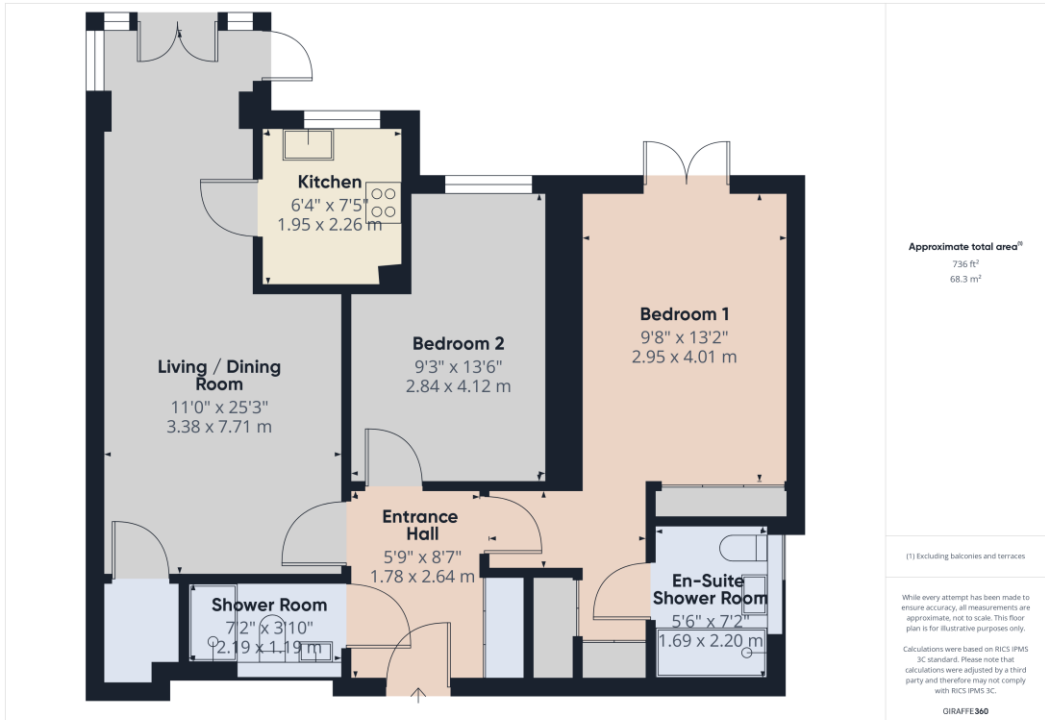
**EPC** - Rating C.

**Council Tax** - Band D.



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Directions

From our Bude office turn right towards the end of Queen Street and then left into Princes Street towards the Post Office. Upon reaching Belle Vue take the right hand turning up Belle Vue and then take the left hand turning towards Crooklets Beach. Take the next left just past Sainsburys and the entrance to Atlantic Rise will be found within approximately 150 yards towards the end of the road.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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.

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