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Oxborough
Phillips

Changing Lifestyles

Mill Ball
Bude
EX23 0JZ



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £225,000



Changing Lifestyles

01208 814055

Mill Ball, Bude, EX23 0JZ



Mill Ball, A beautifully presented two-bedroom property perched above Crackington Haven, offering sea glimpses and unrivalled access to the coast...

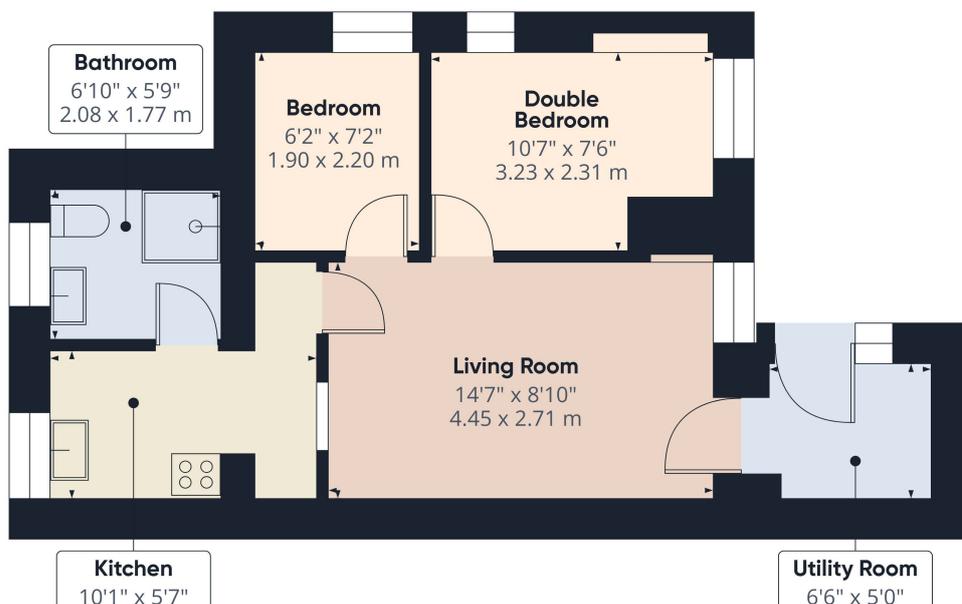
- Elevated coastal position with attractive outlook
- Sea glimpses enjoyed from the kitchen
- Within walking distance of the beach
- Beautifully presented in turnkey condition
- Two well-proportioned double bedrooms
- Offered to the market with no onward chain
- Ideal as a coastal retreat, main residence or investment opportunity
- Situated in a highly sought-after location
- Council Banding - TBC
- EPC - D

Perched on an elevated plot with sea glimpses from the kitchen window, Mill Ball is a charming two-bedroom coastal retreat just a short stroll from the shoreline and the South West Coast Path. Tucked away in the heart of beautiful Crackington Haven, this rarely available gem offers the ideal blend of location, lifestyle, and low-maintenance living.

Beautifully presented and in turnkey condition, the property features a well-proportioned hallway that leads to two bedrooms, a modern bathroom, and a light-filled kitchen, where that sought-after sea view adds a special touch to every day. A handy utility room provides additional storage and practicality, perfect for beach gear or walking boots after a day on the coast.

Whether you're looking for a peaceful bolt-hole, a holiday investment, or a ready-to-go coastal retreat, Mill Ball delivers. With no onward chain, it's primed for immediate occupation or letting.

Rarely do properties in this area come to market, especially one within such close proximity to the sea and in such immaculate condition. Early viewing is highly recommended.



Please do not hesitate to contact the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

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