



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Piran Heights  
Upton  
Bude  
Cornwall  
EX23 0LY

**Asking Price: £330,000 Leasehold**



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)

## 11 Piran Heights, Upton, Bude, Cornwall, EX23 0LY



- Second floor apartment with lift access
- Breathtaking views over the North Cornish coastline
- Open plan lounge/kitchen/dining with balcony
- Two double bedrooms, both with en-suites
- Private entrance lobby and hallway
- Secure, well-maintained modern development
- Perfect for permanent living, holiday retreat or investment
- EPC: C
- Council Tax Band: D



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Set in an elevated position with sweeping views across the rugged North Cornish coastline, this beautifully presented second floor apartment at Piran Heights captures the very essence of coastal living. Access is gained via an external staircase leading to the top floor, with the added convenience of a lift serving the building. Once inside, the property opens into a private entrance lobby and welcoming hall. Two double bedrooms are found here, each benefitting from their own en-suite rooms, creating the ideal setup for family, guests, or visiting friends.

At the heart of the home lies a bright and spacious open plan lounge/kitchen/diner. Full-height doors open onto a private Juliet balcony, where the stunning backdrop of rolling countryside meets the glistening Atlantic Ocean — the perfect setting for morning coffee, al fresco dining, or watching dramatic Cornish sunsets.

Designed with comfort and convenience in mind, this apartment is equally suited to those seeking a low-maintenance permanent residence, a relaxing coastal retreat, or a lucrative investment property. With beaches, clifftop walks, and Bude’s vibrant town centre all close by, it offers a lifestyle as refreshing as the sea breeze itself. EPC C. Council Tax Band D.

The property occupies a prime position within Upton and is within walking distance of Bude town centre, beach and coast path. This popular coastal town of Bude supports a comprehensive range of shopping, schooling and recreational facilities, together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish Coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the A39 North Devon Link Road provides convenient access to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and the A30 provides a link to the City of Exeter with its airport, Intercity Railway Networks and motorway links etc.

Lobby - 5'4" x 5'3" (1.63m x 1.6m)

Entrance Hall - 16'1" x 3'4" (4.9m x 1.02m)

Open Plan Lounge/ Kitchen Diner - 20'5" x 18' (6.22m x 5.49m)

Bedroom 1 - 11'11" x 11'1" (3.63m x 3.38m)

Ensuite Bathroom - 6'8" x 5'6" (2.03m x 1.68m)

Bedroom 2 - 8'8" x 8' (2.64m x 2.44m)

Ensuite - 6'8" x 4'2" (2.03m x 1.27m)

**Outside** - The apartment enjoys a private balcony, perfect for morning coffee or evening sunsets with uninterrupted sea views. The development itself is set within landscaped communal grounds, with residents’ parking available. The location provides easy access to the south west coast path and Bude’s vibrant town centre, sandy beaches as well as the renowned sea pool.

**Services** - Mains water, electric, gas and drainage.

**Tenure** - Leasehold. A 999 year lease was granted in 2002. The current vendors have advised the maintenance and service charge is approximately £2325.00 per annum. We are informed that a restriction exists that prohibits the apartment being used as a commercial holiday let.

**Agents Note** - Please be aware a lift can provide direct access into the property.

PLEASE NOTE:  
Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

**Council Tax** - Band D

EPC - Rating C			
Mobile Coverage		Broadband	
EE	●	Basic	9 Mbps
Vodafone	●	Superfast	47 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

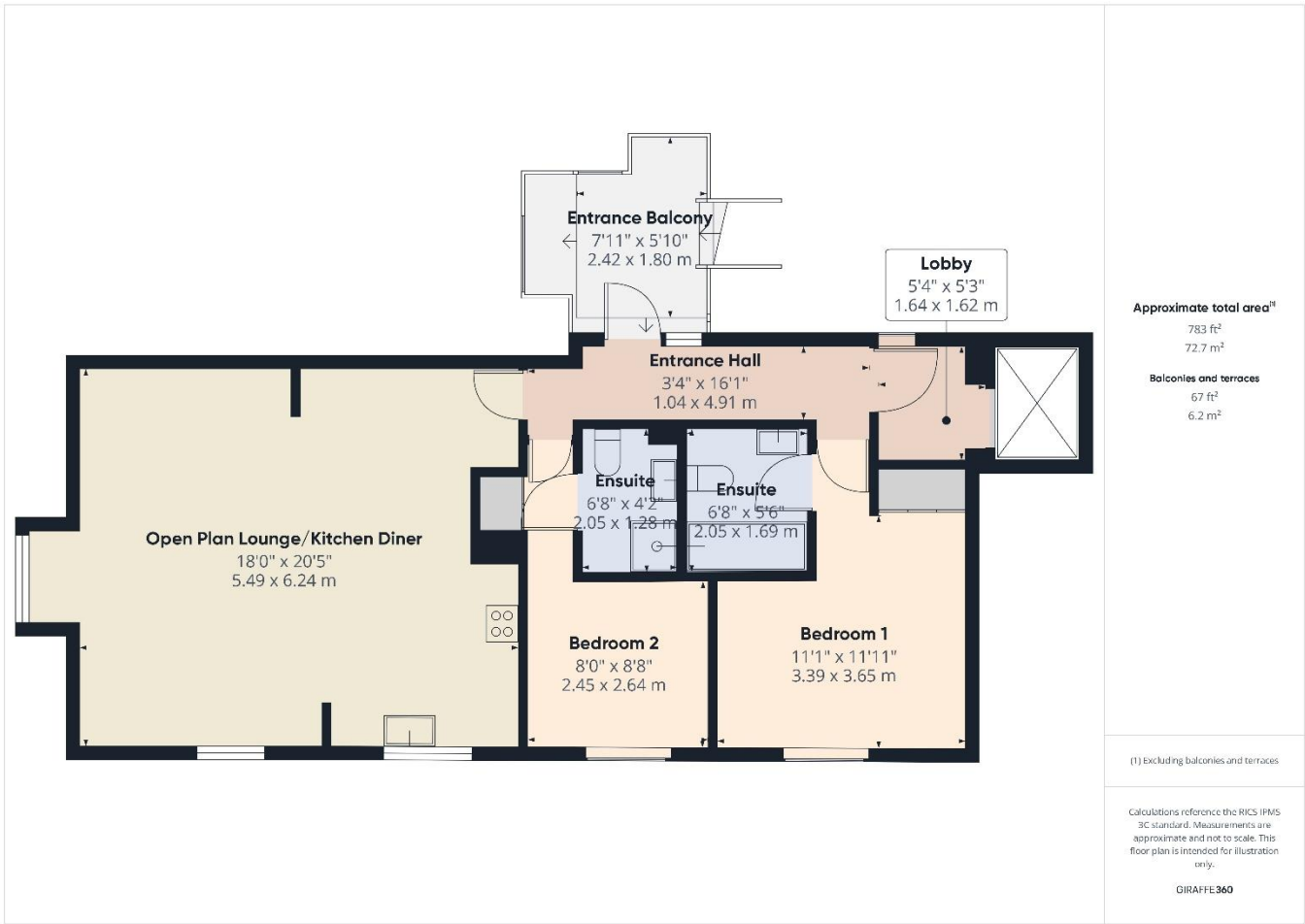


## Have a property to sell or let?

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.



## Directions

From Bude town centre, proceed out of the town along The Strand, turning right at the mini-roundabout towards Widemouth Bay. Continue along this road for approximately 1 mile and upon reaching Upton turn left whereupon Piran Heights will be found within a short distance on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		