Bond Oxborough Phillips

Changing Lifestyles

2a The Strand
Bude
Cornwall
EX23 8QU

Asking Price : £215,000
Leasehold

Changing Lifestyles

01288 355 066
bude@bopproperty.com

2a The Strand, Bude, Cornwall, EX23 8QU

- Beautifully presented and spacious two-bedroom apartment
- Prime central location within easy reach of Bude's shops, cafes, and beaches
- Light and airy dual-aspect living room with elevated outlook
- Gas-fired central heating and double glazing throughout
- Shared external staircase and useful store area
- Ideal as a main residence, coastal retreat, or investment property

An excellent opportunity to acquire this beautifully presented and deceptively spacious two-bedroom apartment, occupying an enviable position within the heart of Bude. Perfectly placed for immediate access to the town's shops, restaurants, and beaches, the property enjoys wonderful elevated views across Summerleaze Beach and the surrounding coastline.

The accommodation has been thoughtfully arranged to provide comfortable and well-balanced living spaces, complemented by gas-fired central heating and double glazing throughout. The impressive dual-aspect living room offers a bright and airy setting with far-reaching sea views towards Efford Headland, while the well-appointed kitchen features a comprehensive range of modern units and integrated appliances. There are two generous double bedrooms and a stylish fitted bathroom completing the accommodation.

The apartment is approached via an external staircase shared with one other property and benefits from a useful shared amenity area with storage. Offering a superb combination of coastal views and convenience, this appealing home would make an ideal permanent residence, holiday retreat, or investment opportunity.

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The property occupies a prime position in the town centre and only a few minutes walk from the beach and canal. This popular coastal town supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.

Communal Entrance Hall

Dining Room - 19'5" x 7'4" (5.92m x 2.24m)

Living Room - 14'3" x 19'4" (4.34m x 5.9m)

Bedroom 1 - 10'4" x 12'2" (3.15m x 3.7m)

Bedroom 2 - 8'10" x 12'10" (2.7m x 3.9m)

Hallway

Kitchen - 7'11" x 12'3" (2.41m x 3.73m)

Outside - The apartment is approached by and external staircase leading to the internal staircase shared with apartment 2a. Shared amenity area with useful store.

Tenure - Leasehold with a remaining of a 999 years lease. "peppercorn" ground rent. Service charge is approximately £107 per quarter.

EPC - Rating C.

Council Tax - Band TBA.

Anti-Money Laundering - 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.

Mobile Coverage		Broadband	
EE	●	Basic	19 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗

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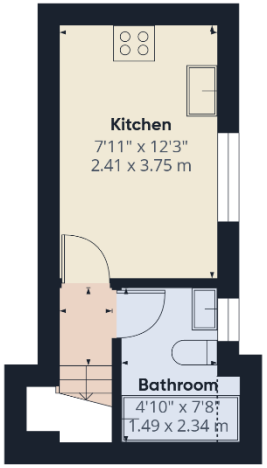
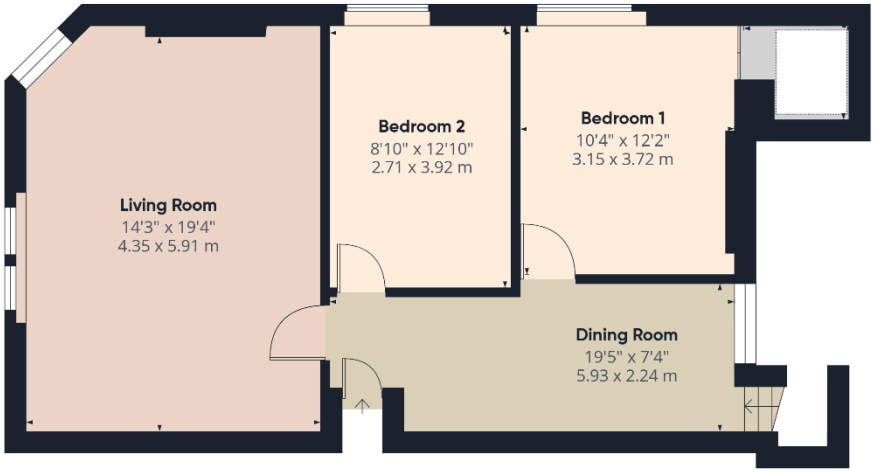


Floor 0

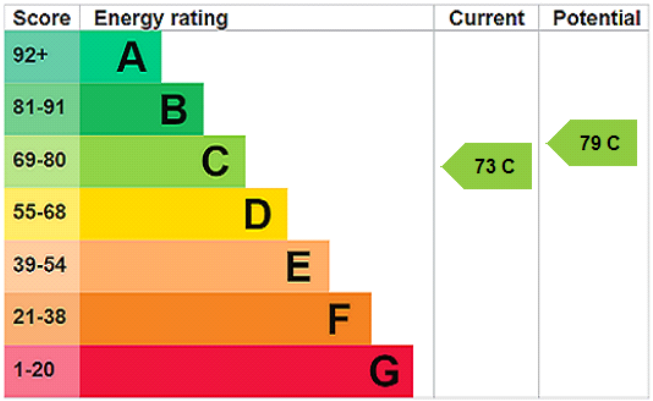


Floor 1

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 our office, proceed along Queen Street in the direction of the traffic and upon reaching Lansdown Road turn right. This road leads into the Strand, where the building will be found a short distance down the hill on the left hand side with the access to the apartment on the right hand side.

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