



Bond
Oxborough
Phillips

Changing Lifestyles

33 Downs View
Bude
Cornwall
EX23 8RG

Asking Price: £500,000 Freehold



Changing Lifestyles

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33 Downs View, Bude, Cornwall, EX23 8RG

- Prime coastal position within 350 yards of Crooklets Beach
- Views across Bude Golf Course from several principal rooms
- Currently arranged as 7 HMO flats (see Agents Note)
- Extensive accommodation totalling approx. 2,996 sq.ft
- Requires full renovation—huge potential to remodel or redevelop
- Scope for a large single dwelling or multiple apartments (STP)
- Basement storage and generous off-road parking to the rear
- Level walk to the town centre, cafés/restaurants, and coastal path



A substantial coastal property with exceptional potential – moments from Crooklets Beach.

Enjoying a prominent position along one of Bude's most sought-after coastal roads, 33 Downs View presents a rare opportunity to acquire a significant Edwardian terraced property offering commanding views across Bude Golf Course and towards Crooklets Beach, just 350 yards away.

Owned and operated in the same family for over 30 years, the property is currently arranged as seven HMO flats, configured across three floors plus a basement. While fully functional in its current form, the property now requires comprehensive modernisation throughout, making it an exceptional prospect for buyers seeking: a multi-unit long-term rental investment, a full redevelopment project, or the opportunity to reconfigure the property into one substantial coastal residence or multiple high-end apartments (subject to planning).

The accommodation extends to approximately 278 sq.m / 2,996 sq.ft across the three floors, providing outstanding scope to reimagine the layout. To the front is an easy-maintenance garden, while the rear benefits from extensive off-road parking and access to a useful basement storage area.

Properties along this stretch of Downs View are exceptionally rarely available, and the combination of size, sea views, parking, and development flexibility makes this an unmissable project for residential developers, investors and coastal home-seekers alike.

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The sandy surfing beach at Crooklets and 18 hole golf links course conveniently positioned lying within a short distance walk. The well known coastal resort of Bude offers a wide range of domestic, commercial and leisure facilities including 18 hole golf course, tennis, squash, bowls, horse riding, surfing, indoor and outdoor swimming pools, leisure and sport complex with adjacent bowling arena, in addition to the popular sandy beaches with dramatic heritage coastline. Good proximity to the main A39 road gives easy access to other towns, villages and places of interest including the adjacent and historic village of Stratton. Stratton now offers a variety of daily facilities including hospital and medical centre. Railway links are also available at Exeter and Newquay, the latter hosting the much publicised daily Ryan Air flights Stansted.



Property Description

Ground Floor - Currently arranged as three one-bedroom flats, two enjoying golf-course views through bay windows. Each includes a living space, kitchen area and shower room. A communal hall provides access to the utility area and rear parking.

First Floor - Two further flats, including the largest unit, featuring a superb bay window and UPVC door to a balcony overlooking Bude Golf Course and Crooklets. This flat includes two bedrooms and a full bathroom. A second flat on this floor offers an open-plan layout, one bedroom and shower room.

Second Floor - Two one-bedroom flats with open-plan living/kitchen areas, each enjoying elevated views of the golf course. Separate bathrooms and two store rooms are positioned off the communal landing.

Basement - Accessed externally, ideal for storage, trades or surf equipment.

Outside - To the front, a small enclosed garden sits behind a low stone wall with pedestrian gate. The rear provides a surprisingly generous parking area capable of accommodating several vehicles—a major asset for future residential or holiday-let use.

Development Potential - Given its size, location and layout, the property offers outstanding development potential. Whether redesigned as a prestigious coastal family home, modernised into a portfolio of luxury apartments, or upgraded as a high-yield holiday investment, 33 Downs View represents one of Bude's most flexible and sizeable renovation opportunities.

Agents Note - 33 Downs View has been licensed and occupied as seven HMO flats for more than 30 years. The property also benefits from planning permission for use as holiday accommodation.

Agents Note Cont'd

If a purchaser wishes to convert the building into residential flats or a single dwelling, a formal planning application for change of use will be required. Buyers should make their own enquiries with the local planning authority regarding future redevelopment, configuration changes, or any proposed extension or alteration.

Council Tax - Band E

EPC Ratings - EPC Flat 1 E, Flat 2 E, Flat 3 E, Flat 4 D, Flat 5 D, Flat 6 D, Flat 7 D.

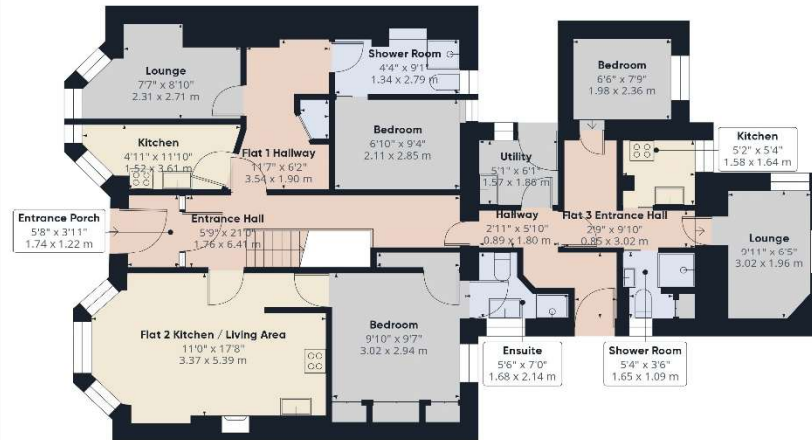
Services - Mains electric, water and drainage.

Tenure - Freehold

Floorplan



Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2996 ft²

278 m²

Balconies and terraces

22 ft²

2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Directions

From Bude town centre proceed along Belle Vue heading towards Flexbury and take the left hand turning by Somerfield supermarket towards Crooklets. Proceed half way down the hill and take the right hand turning through the golf course and upon reaching Downs View turn right whereupon number 33 will be found within approximately 150 yards on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.

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We are here to help you find
and buy your new home...

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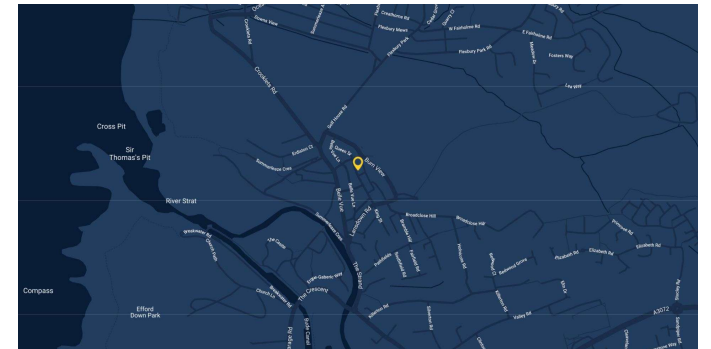
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