



Bond
Oxborough
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Changing Lifestyles

7 Oceanside Apartments
Capstone Crescent
Ilfracombe
Devon
EX34 9BT

Guide Price: £275,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

7 Oceanside Apartments, Capstone Crescent, Ilfracombe, Devon, EX34 9BT

Stunning two-bedroom apartment with balcony and unbeatable sea views...



- 2 bedrooms and 2 bathrooms
- Incredible uninterrupted sea views
 - Finished to a high standard
 - Prime second-floor position
 - Private balcony
 - Lift access
 - Moments from the harbour
 - Holiday let, generating approx. £31,000 pa
 - Ideal coastal home or investment
 - EPC: C
 - Council Tax Band: N/A (currently assessed for business rates with full relief)



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Arguably the best sea views in Ilfracombe can be enjoyed from this beautifully presented two-bedroom, two-bathroom apartment positioned literally on the water's edge and offered to the market with no onward chain.

Occupying a prime second-floor position within an attractive and characterful building, the apartment enjoys uninterrupted panoramic views across the Bristol Channel, with town views to the front elevation. The outlook is truly exceptional and provides a stunning coastal backdrop throughout the year.

The accommodation is generously proportioned and finished to a high standard, benefiting from double-glazed windows, gas central heating and a well-fitted kitchen designed for modern living.

A particular highlight is the private balcony, perfectly positioned to take full advantage of the spectacular sea views, ideal for alfresco dining or simply relaxing whilst watching the activity across the water.

The property is located just moments from Ilfracombe's picturesque harbour, with its range of cafés, restaurants and coastal walks all within easy reach.

The property would suit a variety of purchasers, including those seeking a main residence, second home or investment opportunity.

Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as a building society, library, post office, schools, cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the harbour, the new watersports

centre, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award-winning beaches close by, from secluded coves to wide stretches of golden sand with crashing surf. Visit Hele Bay to the east of the town for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes' driving time.

Communal Entrance Hall - Lift and stair access to all floors.

Main Entrance - Door leading to:

Open-plan Lounge/Kitchen - 18'7" x 12'5" (5.66m x 3.78m)

Lounge Area - UPVC double-glazed bay window, door giving access to balcony enjoying fantastic uninterrupted sea views across the Bristol Channel, radiator.

Kitchen Area - 10'5" x 9'5" (3.18m x 2.87m)

Fitted kitchen comprising a range of wall and base units, single drainer sink inset into work surface, integrated electric double oven and gas hob with extractor hood over, integrated washer/dryer, dishwasher, fridge and separate freezer.

Bedroom One - 11'8" x 10'11" (3.56m x 3.33m)

Double-glazed sash windows overlooking front elevation, radiator.

Ensuite Shower Room - Three-piece suite comprising shower cubicle, pedestal wash hand basin, close-coupled WC, radiator.

Bedroom Two - 13'9" x 7'10" (4.2m x 2.4m)

Double-glazed window overlooking rear elevation enjoying uninterrupted sea views across the Bristol Channel, radiator.

Bathroom - 9'1" x 7'4" (2.77m x 2.24m)

Three-piece suite comprising panelled bath, pedestal wash hand basin, close-coupled WC, radiator.

Outside - A balcony enjoying arguably the best views in Ilfracombe.

Agent's Notes - Material Information: The property is leasehold with a 999-year lease from 1 January 2004, with approximately 977 years remaining. The lease commenced on 22 July 2007 and expires on 1 January 3003. Title Number DN555891. The property is currently assessed for business rates with full relief in place, rather than council tax. The property benefits from mains electricity, mains water and mains drainage, with gas central heating installed. Broadband is available with estimated speeds of up to 16 Mbps for standard broadband and up to 80 Mbps for superfast broadband. Mobile phone coverage is available from major networks including EE, Vodafone, Three and O2, though signal strength may vary depending on provider and location within the property. Satellite and fibre television services may be available including BT, Sky and Virgin, subject to subscription. The building is of traditional brick and stone construction and is accessed via a communal entrance, with on street parking available nearby. The property is located within the Ilfracombe Conservation Area. Environment Agency data indicates the area may be subject to a medium flood risk. The approximate internal floor area is 538 sq ft, approximately 50 sq m. UPRN 10012102394. No restrictions on holiday letting are currently known. Leasehold Information: Ground Rent approximately £1.00 per annum, maintenance charges approximately £2100 per annum. The owner of the apartment has 1/10th share of the freehold. Currently operated as a successful holiday let, the apartment generated approximately £31,216 during 2025 from 54 bookings over 229 nights, with an average nightly rate of around £137, demonstrating strong demand and attractive income potential.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Wilder Road head towards the harbour into St. James Place. Upon reaching the junction take the left-hand turning and then immediately left into Capstone Road where Oceanside Apartments are located on the right-hand side with a "For sale" sign easily identifiable.

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