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## Hillbury House The Esplanade

Woolacombe, EX34 7DJ

Price Guide £950,000



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## Property Description

A superbly presented three-bedroom first-floor apartment enjoying some of the best panoramic sea views the North Devon coastline has to offer. Finished to a high specification throughout and offered for sale fully furnished with no onward chain, this exceptional home also benefits from a garage, allocated parking, communal gardens and direct access to the beach just a stones throw away.

The communal entrance hall leads to the first floor, whilst level access is available directly from the rear parking area into the apartment. A private internal entrance porch provides space for coats and shoes together with an intercom entry system.

The spacious open plan living accommodation is undoubtedly the centrepiece of the property, comprising a modern contemporary fitted kitchen with an extensive range of wall and base units. Integrated appliances include dishwasher, fridge/freezer, double ovens and four-ring gas hob with extractor over. The lounge and dining area offers ample space for entertaining and features a media wall with built-in storage. French windows perfectly frame the outstanding sea views and flood the room with natural light. A useful utility room is fitted with additional storage, sink, worktop and integrated washer/dryer.

Bedroom One is a generous dual-aspect double room enjoying spectacular sea views, with two fitted double wardrobes and a stylish 3 piece en-suite shower room. Bedroom Two is another spacious light double bedroom with L-shaped wall to wall fitted wardrobes, whilst bedroom three is currently used as a home office but offers an excellent third bedroom or work out area, with fitted storage.

The luxurious family bathroom has been finished to a particularly high standard, comprising a freestanding bath, walk-in shower, vanity wash basin, WC, heated towel radiator and tiling throughout.

Outside, the communal front gardens provide attractive lawn and patio seating areas, ideal for enjoying the coastal views, summer barbecues and evening sunsets. To the rear of the property there is

one allocated parking space and a single garage with electric roller door and power. The parking area also provides level access directly to the apartment.

Properties of this calibre in such a sought-after coastal location are rarely available, offering luxury coastal living with stunning views, modern accommodation and immediate access to the beach.

## Location

Woolacombe known for its appeal to surfers, hikers, and general holidaymakers remains bustling with activity. The village's beautiful sunsets and welcoming atmosphere make it a haven for those seeking a memorable getaway. The convenience of proximity to surrounding towns such as Ilfracombe, Croyde, and Braunton adds to the allure providing a well-rounded experience for everyone.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California. For a change of scenery, Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

## Agent Notes

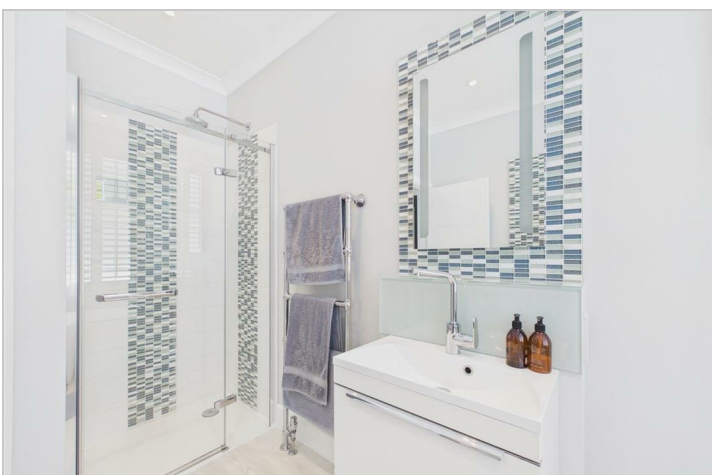
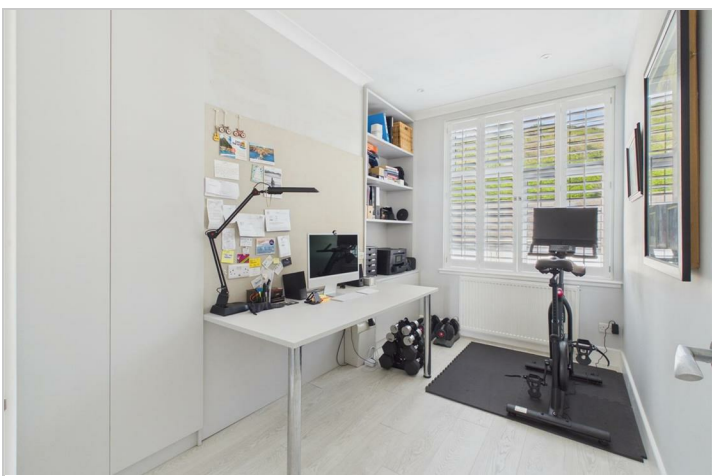
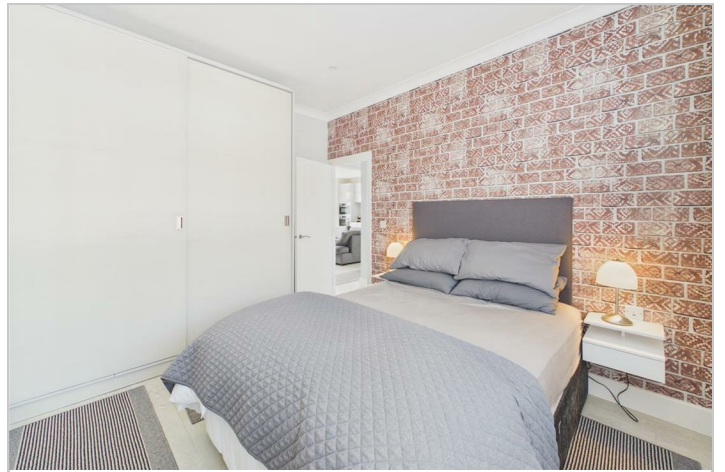
- Share of freehold (999 year lease) with 970 remaining.
- Ground rent £50 per annum
- Service/Maintenance charge £148 per a month

## Direction

From any North Devon town follow signs and directions towards Woolacombe, upon dropping into the village take the 2nd right hand turning onto The Esplanade and continue, passing the private road of Rockfield Road on your right hand side continue for a few hundred meters where the road starts to curve right and the property will be located on the right hand side with the name above the porch saying Hillbury House. Park along the Esplanade and an agent will meet you at the entrance of the building.

Whats3words - haggling.outsiders.dialect

Tel: 01271 815651



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

