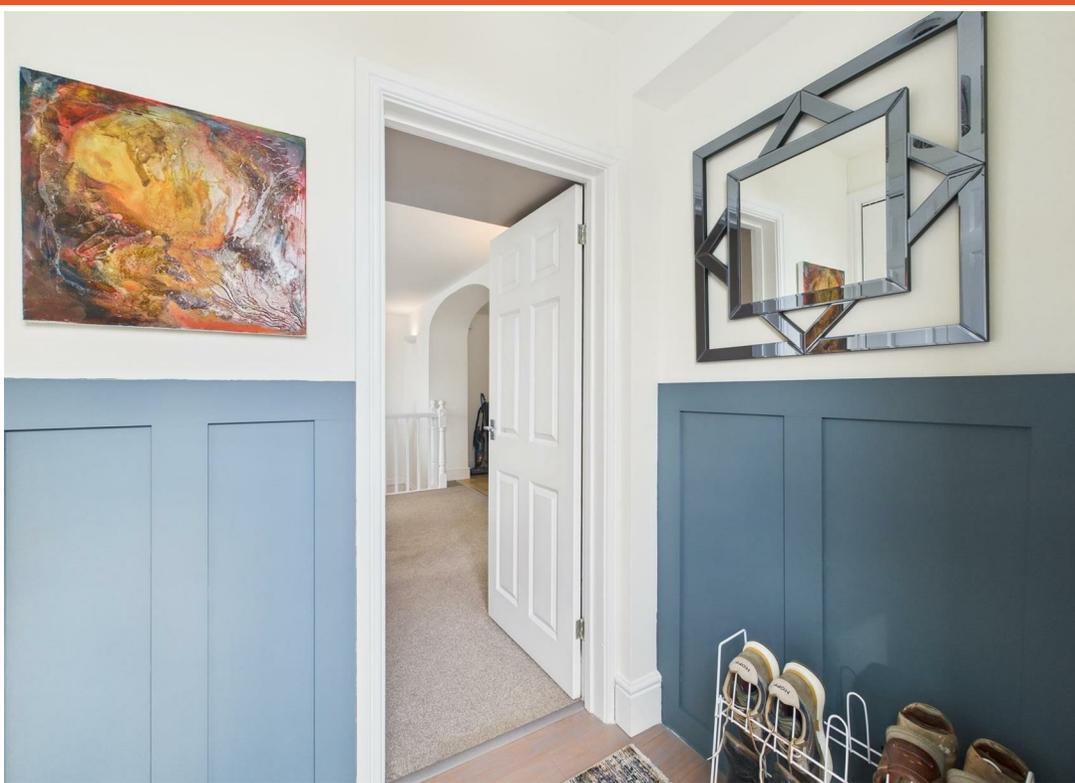




Hillsborough Terrace, Ilfracombe, EX34 9NR

Asking Price £215,000



Hillsborough Terrace

Ilfracombe, EX34 9NR

This immaculately presented ground-floor apartment spread across two floors and benefits from its own private entrance while being part of a well-managed block. Boasting breathtaking views over Ilfracombe Harbour and the Bristol Channel, the property features a spacious open-plan lounge, kitchen, and diner. It offers two large double bedrooms, one with a brand new three-piece en-suite and the other with a two-piece en-suite. There is also a modern three-piece shower room, a private rear courtyard and allocated off-road parking, making it a perfect blend of comfort and convenience.

Ilfracombe town offers a variety of independent shops, theatre, art galleries, restaurants and bars, plus seasonal festivals and recreational activities. The picturesque seafront and harbour area is home to artist Damien Hirst's iconic 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

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 the 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.



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Entrance 5'1" x 4'0" (1.55m x 1.22m)

A recently redecorated entrance hall that offers a warm spacious welcome and features convenient built-in storage cupboards, perfect for coats and shoes. The entrance has vinyl laminate flooring throughout, providing both comfort and practicality.

Living Room 16'9" x 10'5" (5.11m x 3.18m)

This beautifully presented lounge offers ample space for free-standing furniture and has been decorated to a modern standard. Dual-aspect sash windows flood the room with natural light while providing breath-taking sea views. Additional features include two wall-mounted gas radiators and full carpeting for warmth and comfort. The lounge space flows seamlessly into the kitchen diner as part of the open-plan living space.

Kitchen 13'5" x 13'5" (4.09m x 4.09m)

The property boasts a spacious and stylish kitchen diner that features matching wall and floor units, integrated fridge, an integrated electric fan oven with a new four-ring gas hob and electric extractor fan, and a sleek 1.5 matt black composite sink drainer. Additional highlights include an integrated dishwasher, a sash window for natural light, a wall-mounted gas radiator, and wood laminate flooring throughout, combining practicality with modern elegance.

Bedroom One 16'6" x 15'3" (5.03m x 4.65m)

This spacious downstairs double bedroom offers versatility and ample room for free-standing furniture. It benefits from a convenient two-piece en-suite toilet, built-in storage, and a sash window that fills the space with natural light. Additional features include a wall-mounted gas radiator, spot lighting, and full carpeting for comfort.

**En-suite 4'9" x 3'1" (1.45m x 0.94m)**

A well-designed two-piece en-suite that features a toilet, sink basin and an electric extractor fan for ventilation. The space is complemented by stylish tile-effect laminate flooring, combining practicality with a modern touch.

Bedroom Two 12'7" x 10'7" (3.84m x 3.23m)

This spacious and modern double bedroom offers ample room for free-standing furniture and features a brand-new three-piece en-suite for added convenience. UPVC double-glazed patio doors lead to the rear courtyard, filling the room with natural light. Additional highlights include a wall-mounted gas radiator and full carpeting for comfort.

En-suite 9'1" x 4'3" (2.77m x 1.30m)

This brand-new, stylish en-suite features a modern design with a walk-in shower unit, a sink basin with a convenient storage cupboard below, and a toilet. Additional highlights include a wall-mounted heated towel rail, electric extractor fan and sleek tile flooring throughout, combining practicality with contemporary elegance.

Bathroom 7'10" x 4'0" (2.39m x 1.22m)

A modern fitted three-piece suite that features a sleek shower unit, toilet, and a sink basin with a convenient storage cupboard below. Additional benefits include a wall-mounted gas radiator, a UPVC double-glazed obscure window for privacy, an electric extractor fan, and stylish tile flooring throughout.

Outside Space

This property benefits from a low-maintenance stone-paved tiled rear courtyard which offers ample space for outdoor furniture, making it perfect for al fresco dining. Additional features include an outdoor storage cupboard and convenient stair access to the rear of the property.

Agent Notes

This property has 999 year lease. £80 per month service charge. One allocated off-road parking space.

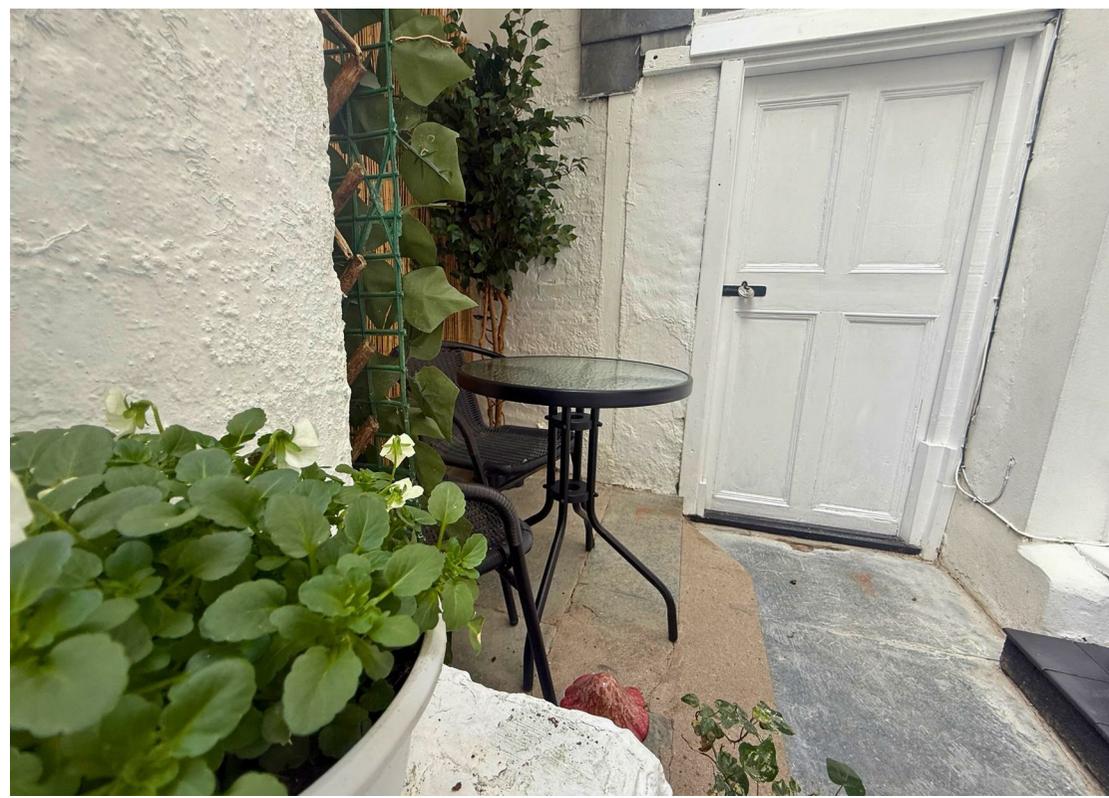
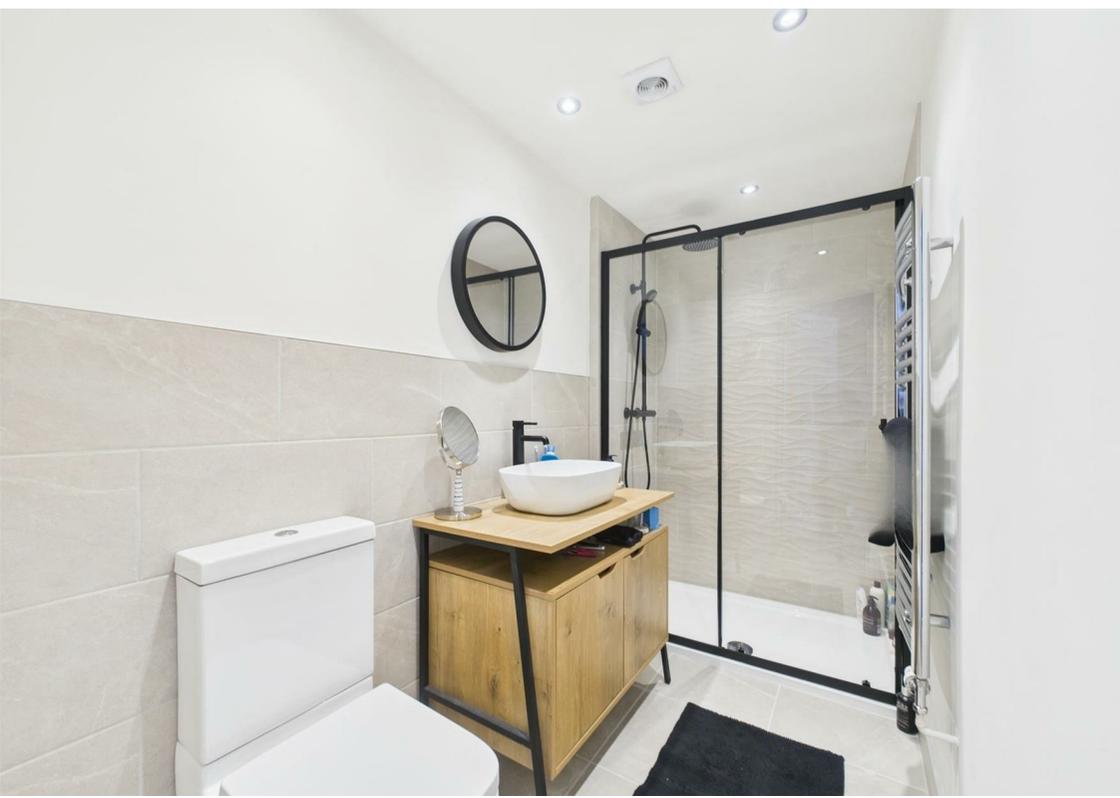
We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

From our office, head north-east on the high street/A361 towards oxford grove. follow the road onto Portland street and in approximately 0.2 miles, turn right onto Hillsborough Terrace where an agent will meet you outside.

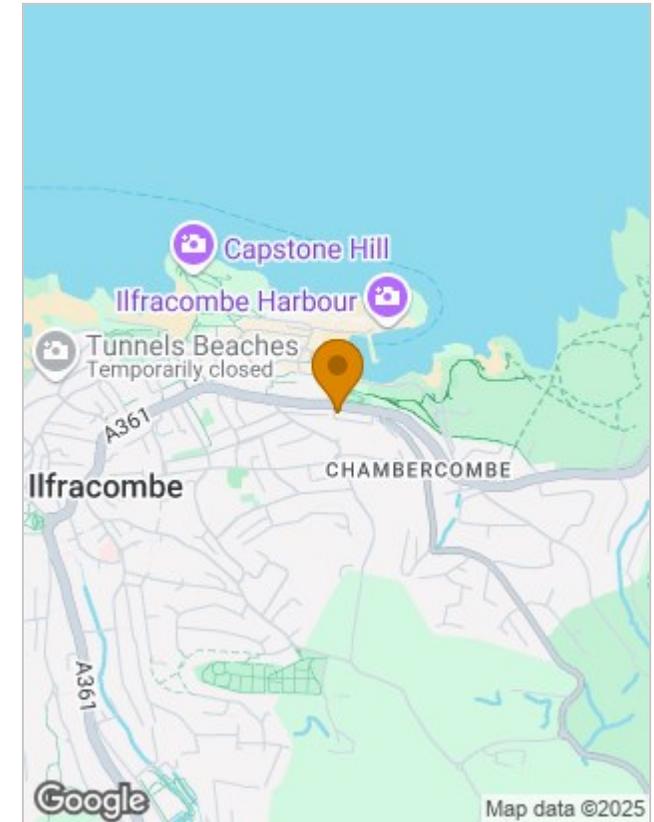




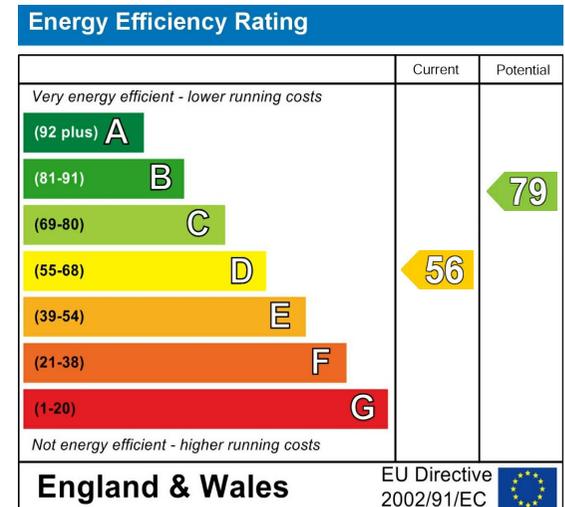
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

135 High Street, Ilfracombe, Devon, EX34 9EZ

Tel: 01271 866421

Email: sales@turnerspropertycentre.co.uk <https://www.turnerspropertycentre.co.uk>