



turners



Hillsborough Road

Ilfracombe, EX34 9FF

Price Guide £270,000



39 Lantern Court, Hillsborough Road

Ilfracombe, EX34 9FF

Price Guide £270,000



Property Description

A beautifully presented south-facing penthouse retirement apartment for over 60's, offering two double bedrooms, light-filled interiors, and low-maintenance outdoor space, all set within a desirable coastal development.

Positioned on the top floor and accessed via a secure communal entrance with a welcoming resident's lounge boasting panoramic sea views, the apartment is served by lift access directly to the penthouse level.

Inside, a private entrance hall leads to a useful storage cupboard housing the hot water tank and air circulation system, along with a telecom entry point and emergency pull cord. The heart of the apartment is the spacious open-plan lounge, kitchen, and dining area, designed for modern living. The kitchen features wall and base units with quartz worktops over, an integrated fridge/freezer, electric hob, and a waist-height oven, plus space and plumbing for under-counter white goods. A practical breakfast bar and sleek tiled flooring add to the practicality of the living space.

The lounge/dining area enjoys dual-aspect with French doors opening onto two south-facing balconies, ideal for enjoying the sun and sea air throughout the day. The main bedroom is a generously sized light-filled room with a large built-in storage cupboard, a walk-in dressing room, and direct access to the balcony. It also benefits from a modern en-suite shower room with a large walk-in shower, W/C, hand basin, and heated

towel rail.

The second double bedroom is well-proportioned and currently arranged as a dining space, complete with a built-in cupboard for additional storage. A further bathroom features a white suite with paneled bath and shower over, W/C, hand basin, and heated towel radiator.

Outside, the south facing low-maintenance balcony offers a peaceful outdoor space with composite decking, artificial turf, space for potted plants, and a convenient outside tap. The property also has access to a communal balcony and garden from the communal lounge area. One allocated undercover parking space, making this stylish and secure apartment a perfect choice for relaxed coastal retirement living.

Location

Ifracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbor 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 Australia's Golden Coast and Malibu in California.

Directions

From our office on the High Street proceed along heading east and bearing right onto Portland street merging into Hillsborough road where Lantern Court will be located on your left hand side signed Lantern Court. An agent will meet you in the communal entrance.

What3words – incur.soothing.scrolled

Agent Notes

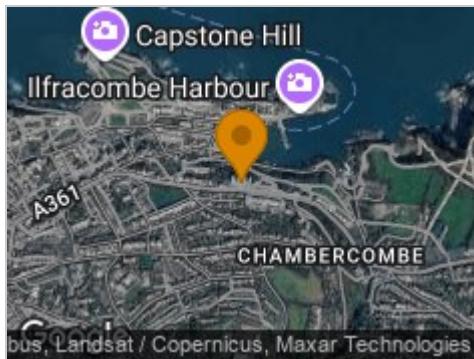
- Leasehold term of 125 years dated from 1st January 2012.
- Service charge - £4,018.28.
- Ground rent - £495 per annum.
- Secure parking space at a cost of £150 per annum.
- Communal lounge has several events taking place every month.
- Visitors suite is available for guests at an additional daily charge.



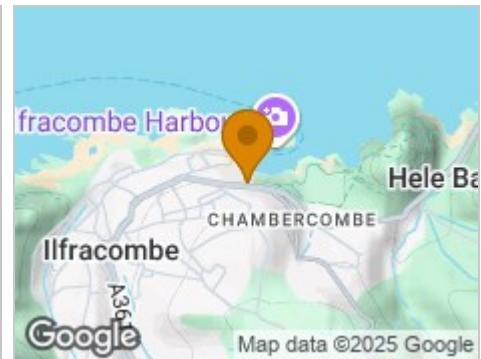
Road Map



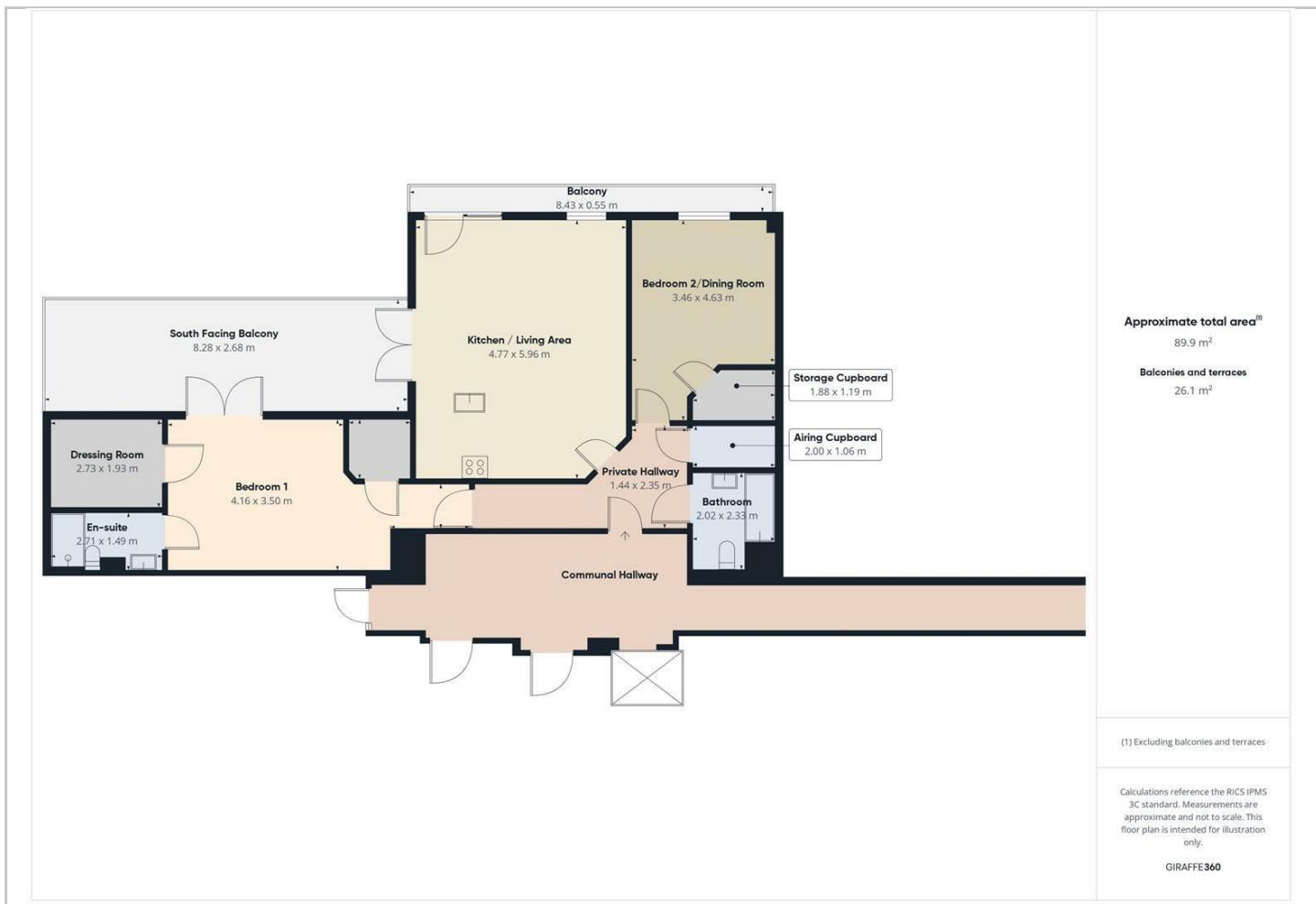
Hybrid Map



Terrain Map



Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating

