



turners



Portland Street

Ilfracombe, EX34 9NL

Asking Price £180,000



Flat 3, 35 Portland Street

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Situated on the outskirts of Ilfracombe Town Centre and just a short stroll from Ilfracombe Harbour, this well-presented first floor apartment offers a fantastic blend of space, style, and location. The property features a spacious lounge/dining area, a modern fitted kitchen, three-piece shower room suite, and two well-proportioned bedrooms.

A true highlight is the remarkable balcony, boasting immaculate views across Ilfracombe's natural coastline and harbour—the perfect spot to relax and soak up the seaside atmosphere. This apartment presents an ideal opportunity for homeowners, holidaymakers, or investors alike.

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.

Living Room

13'8" x 13'3" (4.17 x 4.05)

This generously sized living area is both spacious and bright, offering ample room for free-standing lounge and dining furniture. The space is enhanced by a feature fireplace, adding a cosy focal point, while two UPVC double-glazed windows flood the room with natural light. Additional highlights include a wall-mounted gas radiator and wood laminate flooring throughout, creating a warm, inviting, and low-maintenance living space.

Kitchen

13'0" x 8'7" (3.98 x 2.62)

This well-proportioned kitchen is both practical and welcoming, featuring matching wall and floor units, a stainless steel sink, and space for a gas cooker with an

integrated electric extractor fan above. There's also space and plumbing for a washing machine, space for a fridge freezer, and a handy breakfast bar, ideal for casual dining.

Natural light pours in through a UPVC double-glazed window and a sliding patio door, which leads directly to the balcony—perfect for morning coffee and al fresco dining. Additional features include a wall-mounted gas radiator and wood laminate flooring throughout, blending comfort with convenience.

Bedroom One

11'8" x 11'6" (3.56 x 3.53)

Bedroom one is a well-sized double bedroom that offers ample space for free-standing furniture, making it a comfortable and versatile retreat. A built-in storage cupboard

adds practical convenience, while a UPVC double-glazed window provides natural light and a pleasant outlook. Finished with a wall-mounted gas radiator and carpeting throughout, this room is both warm and welcoming—ideal for restful nights and relaxed mornings.

Bedroom Two

10'0" x 9'4" (3.05 x 2.87)

Currently arranged as a twin bedroom, this well-proportioned space comfortably accommodates guests and offers adequate room for free-standing bedroom furniture. A UPVC double-glazed window brings in natural light, while a wall-mounted gas radiator ensures year-round comfort. The room is carpeted throughout, creating a cosy and adaptable space ideal for guests, children, or as a potential home office.

Bathroom

7'1" x 5'3" (2.17 x 1.61)

The property benefits from a stylishly designed shower room that features a contemporary three-piece suite, including a shower, toilet, and sink basin. A wall-mounted storage cupboard with mirrored frontage adds practicality and elegance, while an electric extractor fan and heated towel rail provide comfort and ventilation. Finished with vinyl laminate flooring throughout, this space is both functional and modern—perfect for everyday living.

Outside Space

Although situated on the first floor, this property boasts an incredible fibre glass balcony offering breath-taking panoramic views across the Bristol Channel and Ilfracombe's

spectacular coastline. This elevated outdoor space is perfect for al fresco dining, with ample room for outdoor furniture and even space to dry clothes, making it both scenic and practical. To the front of the property, a small shared courtyard provides convenient access to the property as well as allocated space for bin storage, maintaining tidiness and ease of living.

Agent Notes

The property has a 999 year lease which started in 2006 leaving it with 980 year remaining. the property is a share of freehold so all maintenance will be shared between the three properties.

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

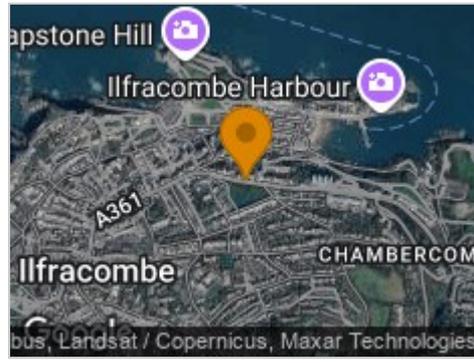
From our office, this property is only a short walk away but if you are driving follow the High Street/A361 towards oxford grove and follow onto Portland street fir 0.1 miles where the property is located on your left hand side.



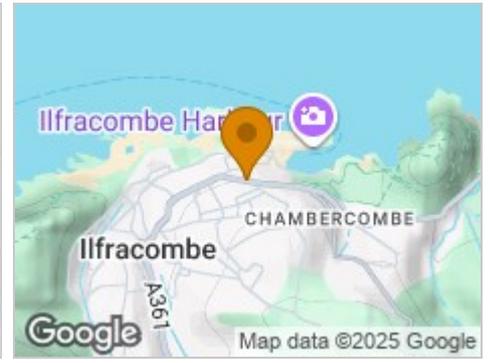
Road Map



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 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

