



Flat 6, Seascape Atlantic Way, Westward Ho, Bideford, EX39 1HX

Asking Price £299,950

- No Chain
- Idyllic Retirement Home
- Dual Aspect Lounge/ Dining Room
- Well Presented Throughout
- Allocated Off Road Parking
- Panoramic Sea Views
- Modern Kitchen & Bathroom
- Close to Amenities
- Master Bedroom with Ensuite

Flat 6, Seascape Atlantic Way, Bideford EX39 1HX

Flat 6 Seascape is an immaculately presented first floor apartment featuring two double bedrooms, including a master with en-suite, large reception with a dual aspect, allocated parking, and stunning sea views over Westward Ho! beach. Offering generous living space, the property is ideal either as a permanent residence within a stones throw from the well served village amenities, or a successful holiday let/second home in this popular tourist destination.

Converted to a high standard in 2015, it benefits from UPVC double glazing, gas-fired central heating, and inset spotlights throughout.



Council Tax Band: A



Communal Hallway

Welcomes you into the building.

Kitchen

11'10" x 9'8"

The large kitchen/breakfast room offers ample matching stylish gloss floor and eye levels units, with integrated oven and hob, dishwasher and fridge/freezer.

Lounge/Diner

16'6" x 15'2"

This spacious dual aspect room makes the most of the apartments elevated position with panoramic views across Westward Ho's golden sandy beach and the bay. Offering ample room for lounge and dining, this is an ideal spot to take in the views and while away your time.

Master Bedroom

16'6" x 9'8"

This really spacious double room has been designed for full time occupancy with ample space storage. Located on the northern side of the apartment, the bay views can be enjoyed from the bed. Also benefitting from a private ensuite shower room.

Ensuite

Large ensuite shower room has been fitted with an attractive modern white suite, comprising of a shower, low level WC, wash hand basin and heated towel rail.

Bedroom Two

11'10" x 10'9"

Further well-proportioned double bedroom located to the front of the apartment with a dual aspect southern aspect, offering a light and airy feel.

Bathroom

The large family bathroom offers a bath with shower over, low level WC, wash hand basin and heated towel rail.

Lease Information

The property is held on the remainder of a 999-year lease that began in 2015. The annual service charge, which includes buildings insurance, is £1,500. Each apartment also owns a one-sixth share of the freehold. Unfortunately there are no pets allowed due to the lease restrictions.

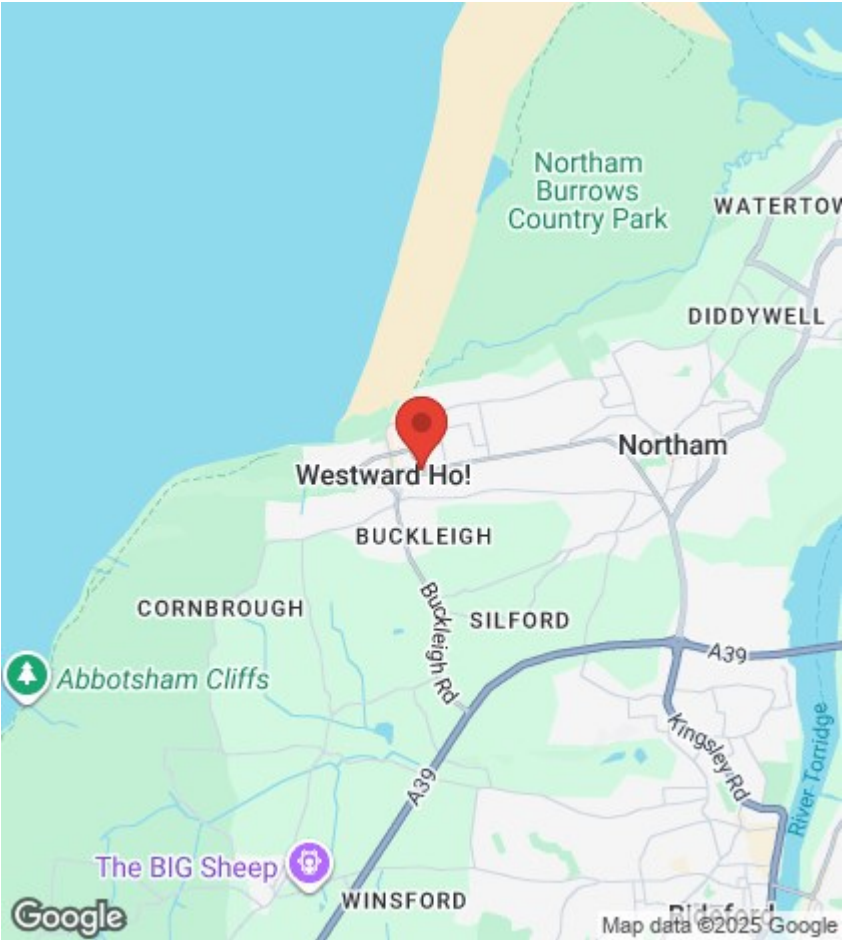
Services

All mains services connected.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.





Directions

From Bideford Quay, proceed towards Heyward roundabout and take the second exit signposted Appledore & Northam. Continue along this road into Westward Ho! passing the speed camera on your left. Upon entering the one-way system, "Seascape" will be found on your right-hand side.

Viewings

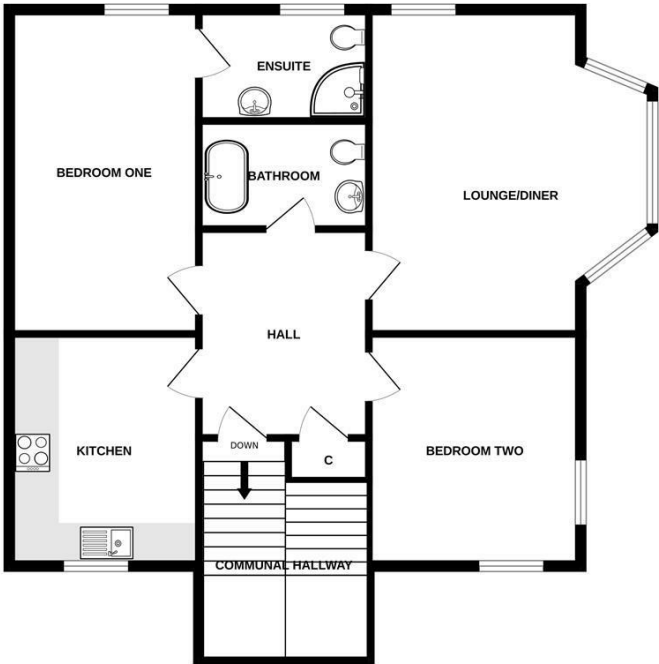
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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