

23 Nautilus

Golf Links Road, Westward Ho! Devon EX39 1SY

Price Guide £250,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A super sea-front ground floor apartment with open-plan living and kitchen space, generous bedroom, bathroom and outdoor decking area with sea views. The property is exclusively designed with contours of the famous 'Wave' roof covering the building – It is centrally located in the village with 1 parking space in a private gated car park to the rear. The property would make an ideal 'bolt-hole' and offers great potential for a holiday let. Long lease and share of freehold.

### No Chain

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found.



Overlooking the magnificent Westward Ho! beach with uninterrupted views to Lundy island is this tastefully presented one bedroom ground floor apartment. The accommodation has a stylish finish with bright neutral tones throughout and benefits from plenty of natural light provided by floor to ceiling windows, taking advantage of the views.

**Outside:** The property offers a raised decking area at the front of the apartment offering a superb view over the sea. To the rear of the apartments is allocated parking for 1 vehicle within a secure gated area. Styled metal gates from each end of the development provide a brief walk to Westward Ho! sea front, sandy beach and a diverse range of popular restaurants, public houses and local amenities.

**Open Plan Living/Dining/Kitchen**  
23'3 x 15'5 (7.09m x 4.70m) all maximum.

**Bedroom**  
17'4 x 8'9 (5.59m x 2.67m) all maximum.

**Bathroom**  
8'9 x 5'10 (2.68m x 1.78m)

**Tenure**  
The current owners have advised that the 2020-2021 Service Charge was £1253.45. Includes buildings insurance, maintenance of exterior and communal areas, and a sinking fund. The Lease is 983 years, and includes a share of the freehold.

**\*The roof of the property is due for some maintenance work and upgrading under the buildings insurance which also includes re-decoration of the upper floor ceilings/walls/and flooring.**

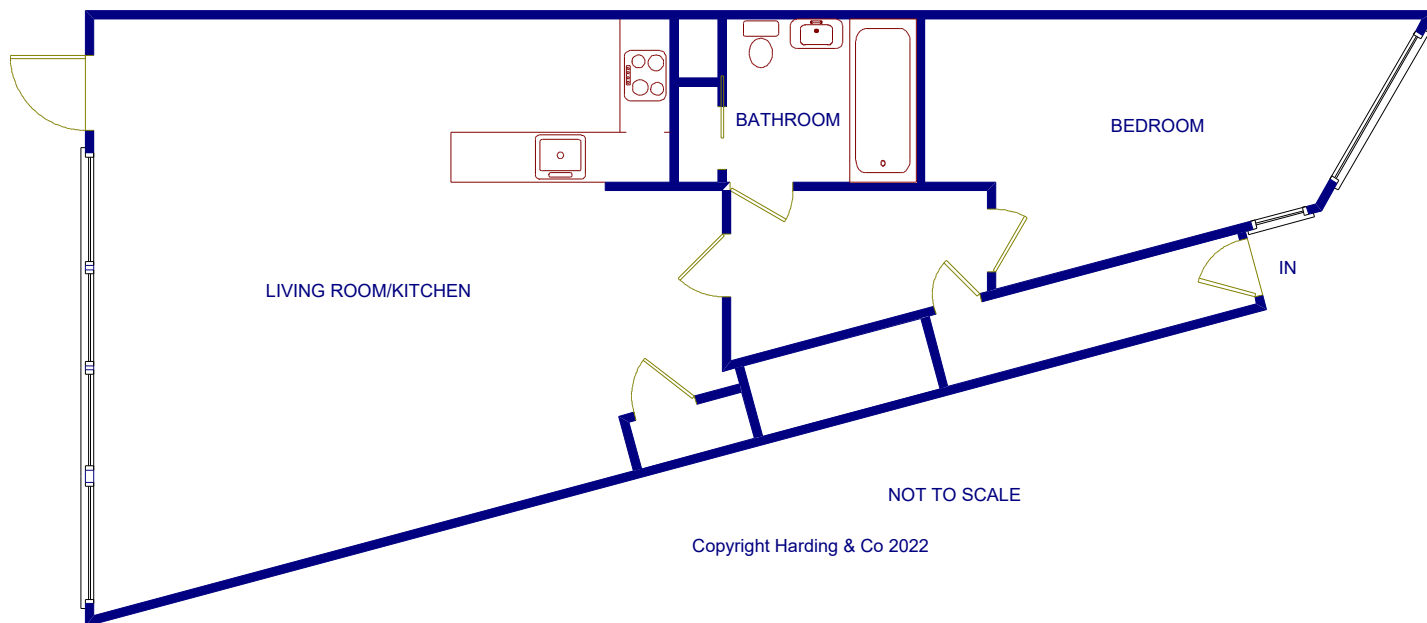
### Services

All mains electric radiator heating, double glazing. **Council Tax Band:** TBC  
**Energy Performance Rating:** C

### Directions

From Bideford Quay, proceed towards Westward Ho! crossing the A39 Heywood road roundabout. Continue for approximately two miles and enter the one way system at Westward Ho! Proceed on this road turning right at the end of the one way system and then left into Golf Links Road and then right into the car park. Access into the Nautilus apartments is through double gates from the car park.





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