

23 Nautilus
Golf Links Road, Westward Ho! Devon EX39 1SY

Price Guide £229,950

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 Service Charge from 1st March 2024 is £1,662.00 which 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.**

Services

All mains electric radiator heating, double glazing.

Council Tax Band: A

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.





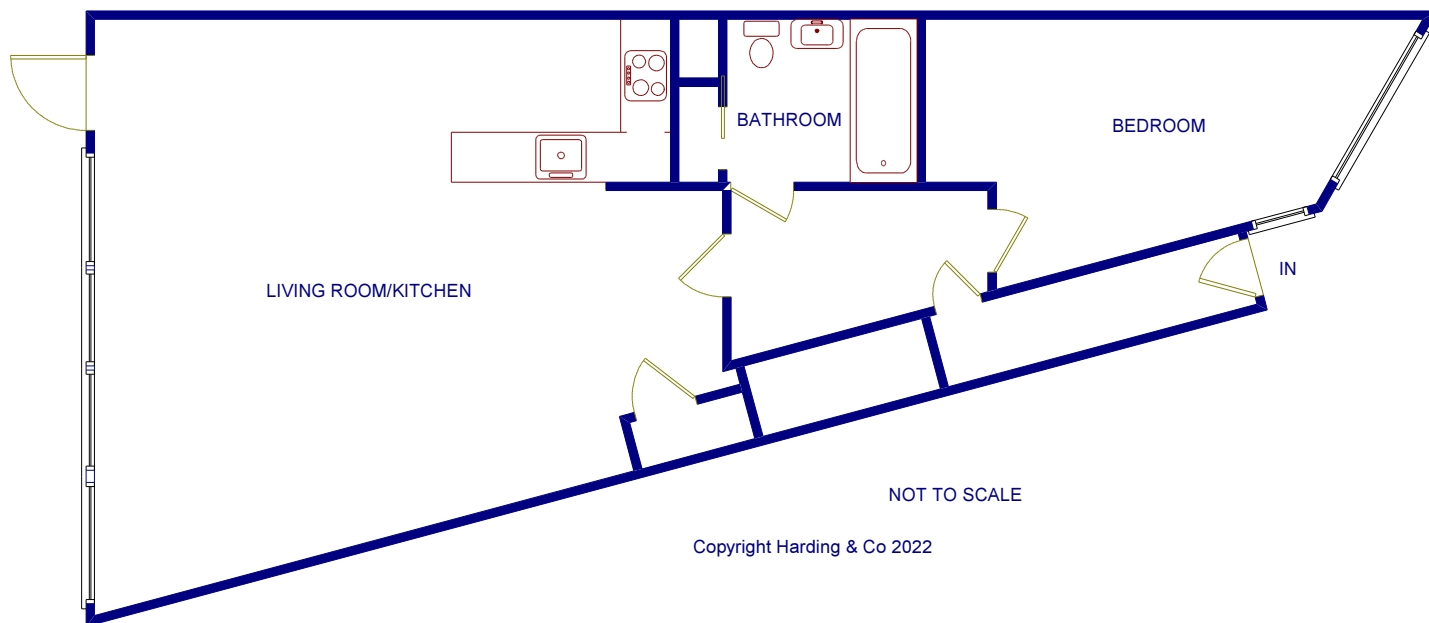
Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

HB95 Ravensworth 01670 713330

