



55 Horizon View  
Westward Ho! Bideford, Devon EX39 1GX

Price Guide £437,500

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A stunning 4<sup>th</sup> floor, spacious 2 bed (1 en-suite) apartment with direct sea views from the main living space and bedroom 1. Both rooms open to a lovely large wide balcony with plenty of room for patio furniture. There is secure residents underground parking, a large visitors car park to the rear and video entry phone security to each apartment. No chain.

Although this property is used as a private home, these apartments have, a proven history of achieving a gross rental return in the region of £30,000 per annum.

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.

- Low voltage ceiling downlighters
- Thermostatically controlled gas fired central heating.
- Satellite TV and telephone socket to master bedroom and second bedroom.
- Double glazing.
- Potentially lucrative Holiday Let
- Under and above ground parking areas
- Sea Views From Lounge & Bedroom One

**Living/Dining (inc. Kitchen)**  
27'5" (8.4m) x 13'0" (4.0m) Measurements include the kitchen area

**Master Bedroom with Dressing Area and En-suite**  
16'4" (5.0m) x 12'2" (3.7m)

**Bedroom Two**  
11'5" (3.5m) x 11'9" (3.6m)

**Family bathroom**

#### **Tenure**

The property is available with the remainder of a 999 year lease which commenced circa. 2007.

Ground rent - £200 per annum

Service charge twice yearly - £1286.70 (total £2579.70 per annum) To include the majority of electric and water (checked twice yearly)

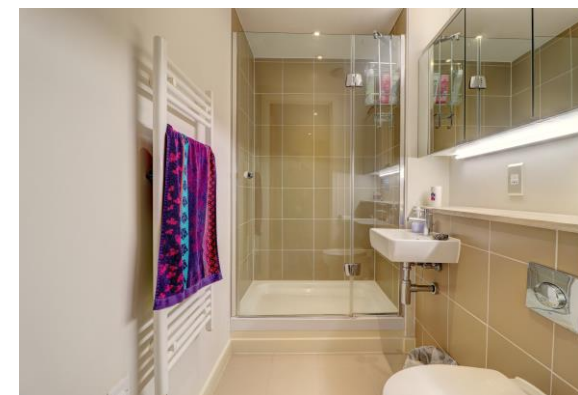
**Services:** All main services connected

**Energy Performance Certificate:** B

**Council Tax Banding:** D

**Directions:** At the A39, Heywood Road roundabout continue straight across signposted towards Northam and Westward Ho! Continue along this road passing the Durrant House Hotel on your right and drop down the hill passing the speed camera on your left hand side. The road then drops downhill. Proceed along this road entering into the one way system into the village. Bear round to the right

into Nelson Rd and turn left into Bath Hotel Rd, and the entrance to Horizon View will be at the end on the left.





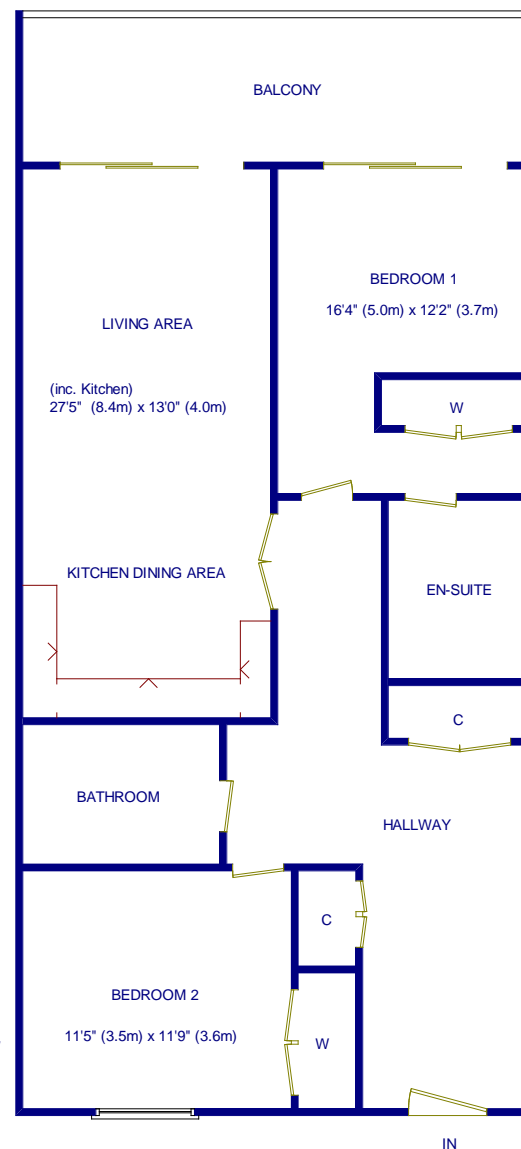
31 Bridgeland Street, Bideford,  
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)



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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.

