



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

Price: £399,950

HARDING & CO
ESTATE AGENTS & VALUERS

A stunning two-bedroom second floor apartment with panoramic sea views from the living space and main bedroom. Both rooms open to a lovely large wide balcony with plenty of room for patio furniture. There is secure and allocated residents underground parking, a large visitors car park and video entry phone security to each apartment. These properties can be used as full-time homes or can generate £25/30,000 holiday income if rented out.

The accommodation provides 2 double bedrooms, both with fitted wardrobes, (1 en-suite bathroom), shower room, welcoming hallway, large open plan living space with integrated kitchen, wood flooring, double glazing & gas central heating.

The property is available with the remainder of a 999 year lease which commenced circa. 2008. Share of the Freehold so no ground rent payable.
Service charge 2023-2024 – (Total: £2,900) To include the majority of electric and water (checked twice yearly)

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.

Tenure

The property is available with the remainder of a 999 year lease which commenced circa. 2008.

This apartment also includes a Share of the Freehold so no ground rent payable.

Service charge 2023-2024 (total £2,900) 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.





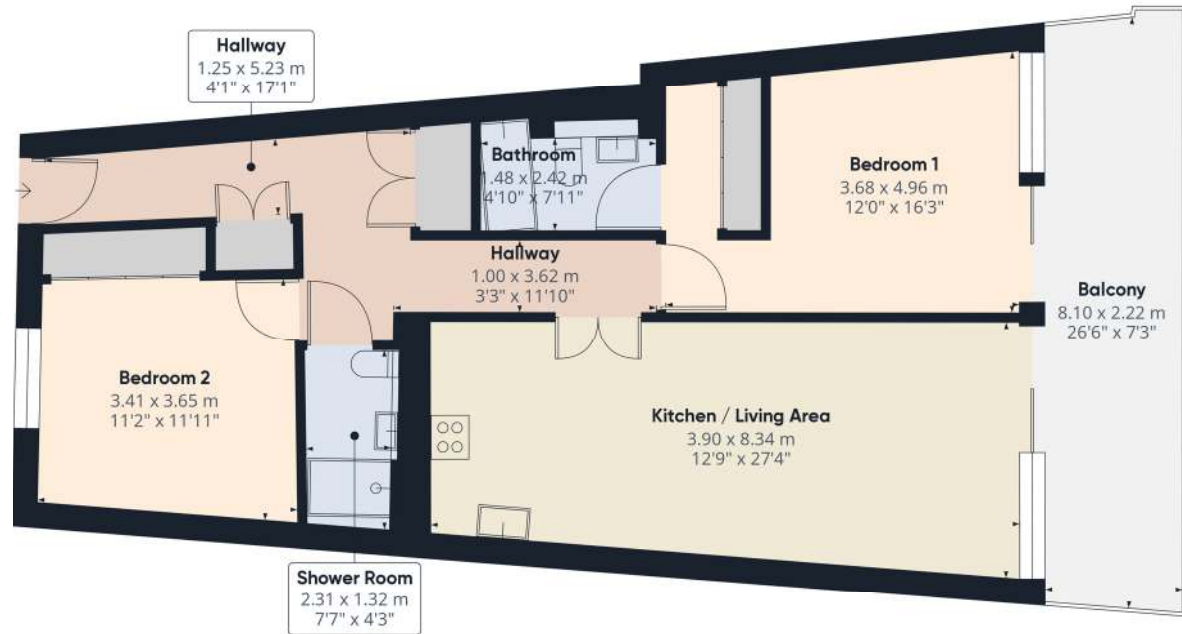
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Approximate total area⁽¹⁾

79.35 m²

854.12 ft²

Balconies and terraces

18.02 m²

193.97 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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.

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