



4 Eastbourne Terrace    Price Guide £475,000  
Westward Ho! Bideford, Devon. EX39 1HG



A beautifully presented 4-bedroom Victorian terraced house with off-road parking and garage, in a quiet no through road, adjacent to the sea, beach and burrows, with glorious views over the sea and burrows from the upper floors. The ground floor accommodation flows particularly well with a welcoming sitting room with fire that opens to a dining room and then a large family kitchen/breakfast room.

On the first floor there is a fine master bedroom with bay window, a generous second bedroom and a bathroom and on the second floor 2 more double bedrooms (both with lovely outlooks) and a shower room.

The garden is at the front of this property and is a lovely fully enclosed private space to spend time in. Directly opposite the property is a tarmac drive with space for at least 2 cars and garage/workshop measuring 26'2 x 14'4 (7.98m x 4.38m)

This is a fine period house with plenty of charming features including high ceilings, beautiful staircase, original fireplaces and doors and plenty of natural light. It is a perfect family home or a superb holiday home next to the sea.



## Westward Ho!

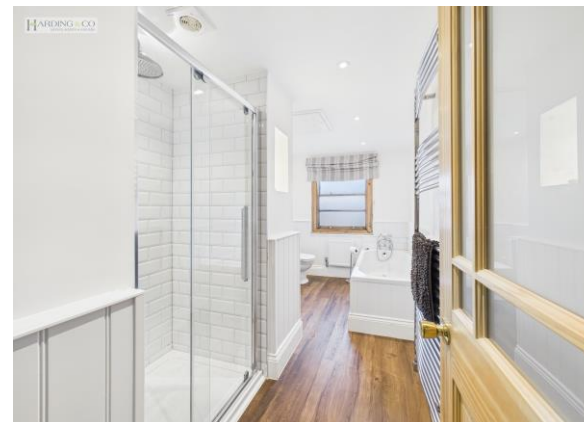
Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses.

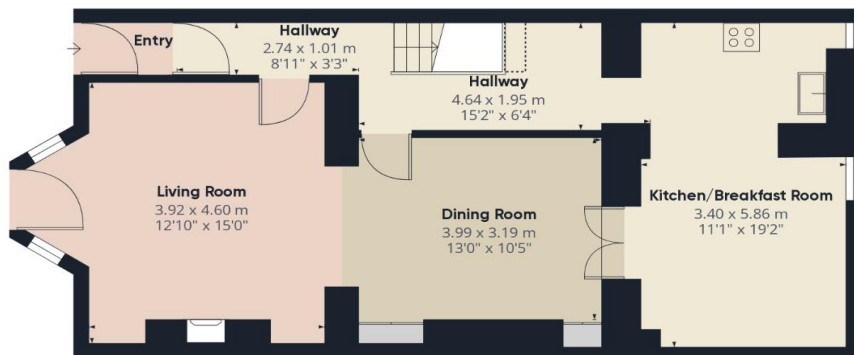
**Services:** All mains' services are connected, gas fired central heating, majority of windows are UPVc double glazed.

**Council Tax Band:** C

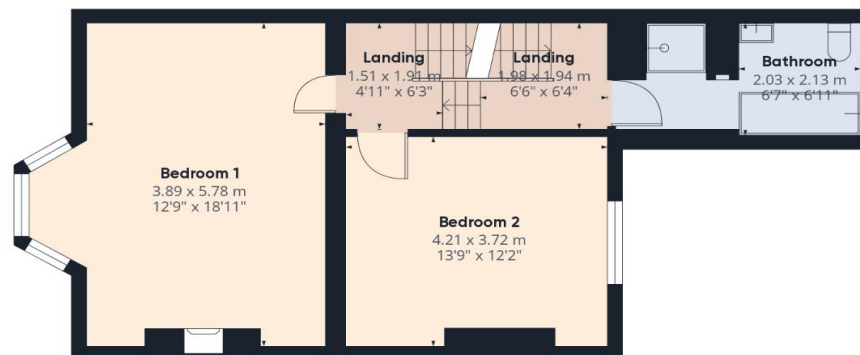
**Energy Performance Certificate:** C

**Directions:** From Bideford Quay proceed along Kingsley Road, continue over the Heywood Road roundabout signposted Westward Ho! drive down the hill into Atlantic Way, take the 2<sup>nd</sup> right into Beach Road, at the T junction turn right into Gold Links Road, then immediately first left into Eastbourne Terrace. No 4 can be found on the left-hand side.

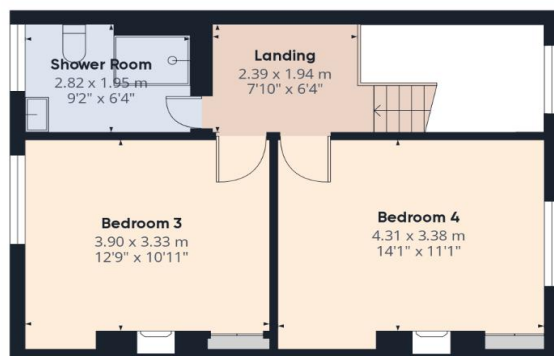




**Floor 0** Building 1



**Floor 1** Building 1



**Floor 2** Building 1



**Approximate total area<sup>(1)</sup>**

192.63 m<sup>2</sup>

2073.44 ft<sup>2</sup>

**Reduced headroom**

0.29 m<sup>2</sup>

3.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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.



