



Flat 36, Horizon View Bath Hotel Road, Bideford, EX39 1GX

£450,000

A truly rare opportunity to acquire this fantastic duplex maisonette apartment in this prestigious building fronting the promenade, with stunning, uninterrupted sea views from the living room and balcony.

Description

Introducing an Exquisite Seaside Residence in Westward Ho!, North Devon

Discover an extraordinary opportunity to own a truly remarkable property in the captivating coastal village of Westward Ho! Presenting a stunning, larger than average two double bedroom contemporary duplex maisonette boasting breathtaking sea and coastal views, along with the added convenience of a secure underground parking space.

This immaculate apartment, situated just moments away from the beach and village amenities, is not only a perfect main residence but also holds immense potential as a five-star holiday rental, thanks to its exceptional condition and desirable features.

Horizon View, an iconic waterside development renowned for its modern architectural design, was constructed approximately 15 years ago and stands as a prominent fixture in Westward Ho!'s thriving real estate landscape.

Step inside, and be greeted by an inviting ambience accentuated by beautiful oak flooring and a clean, neutral decor adorned with tasteful contemporary fixtures and fittings.

A spacious reception hall welcomes you, featuring an elegant staircase leading to the first floor, while granting access to all principal rooms. Additionally, a convenient ground floor cloakroom, comprising a close coupled WC and a wash hand basin, further enhances the functionality of this remarkable home.

The generously proportioned living room, a true highlight of the property, offers an abundance of natural light streaming through floor-to-ceiling sliding glass doors that open up to a private balcony, providing an idyllic spot to soak in the panoramic sea views.

The attractive kitchen/dining area is a culinary enthusiast's dream, boasting sleek granite worktops and a comprehensive range of integrated appliances, ensuring that every cooking experience is a delight.

Ascending to the first floor, you will find the master bedroom suite, complete with integrated wardrobes and a luxurious three-piece en-suite shower room. Additionally, there is a spacious second double bedroom adorned with fitted wardrobes, providing ample storage space. The family bathroom, conveniently positioned on this level, comprises a close coupled WC, a wash hand basin, and a bath with a shower head over. A practical utility room is also available for your convenience.

36 Horizon View offers the added advantage of one allocated parking space within the underground car park. For guests, there is a visitor's car park available on a first come, first served basis, ensuring ample parking options for all.

Don't miss this incredible opportunity to own a truly exceptional property in the sought-after coastal village of Westward Ho! Whether you seek a serene seaside retreat or a lucrative investment, this exquisite residence promises a lifestyle beyond compare.

Contact us now to arrange a viewing and secure your slice of coastal paradise.

Reception / Dining Room 21'1" x 12'2" (6.43 x 3.73)



W.C

Kitchen 9'6" x 7'1" (2.90 x 2.16)



Bedroom 1 13'1" x 13'1" (3.99 x 3.99)



Balcony



Ensuite



Bedroom 2 13'1" x 11'10" (3.99 x 3.63)



Services and Tenure Information

Leasehold - 999 years from 2011

Share of Freehold

Service Charge: £3534.11 per year includes electricity and water (2024)

No ground rent

EPC - B

Council tax - D

Gas central heating

UPVC Double glazing

Mains electric, water and drainage

Vendor Position: No onward chain

1 Allocated underground parking space

Measurements

While we endeavour to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

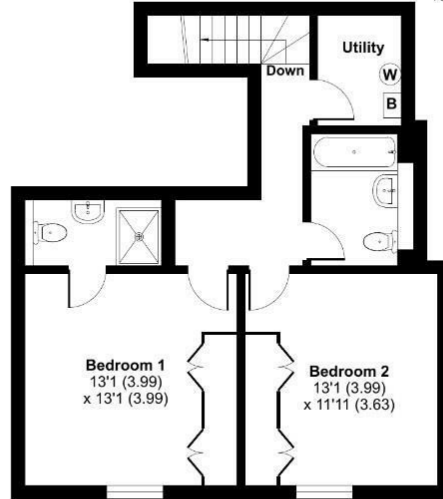
Consumer Protection and Unfair Trading Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Floor Plan

Westward Ho, Bideford, EX39

Approximate Area = 980 sq ft / 91 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

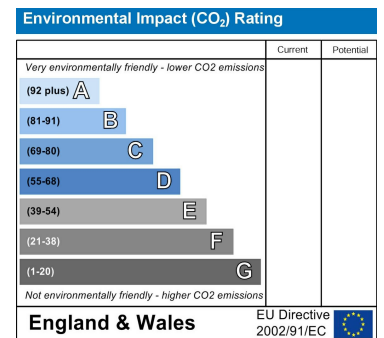
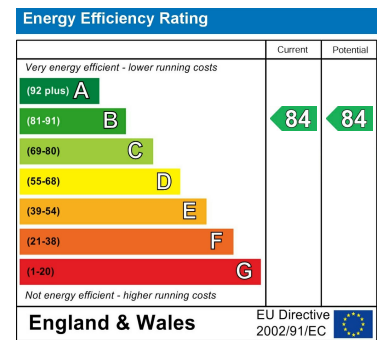


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1002175

Area Map



Energy Efficiency Graph



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