



## BEACH HUT, 9 MERLEY ROAD, WESTWARD HO! EX39 1JS

£35,000

The opportunity to purchase a freehold beach hut in a prime position on Westward Ho! promenade. Recently refurbished to a high standard, the hut offers a stylish, low-maintenance interior, breathtaking panoramic coastal views and no annual fees, all within easy reach of the beach, village amenities and The Pier House.

A unique opportunity to purchase a charming timber beach hut measuring approximately 11'1" x 7'2", occupying a level plot in a prime seafront location on the Westward Ho! promenade.

Accessed via a wooden gate to the rear, the beach hut enjoys spectacular panoramic views across Bideford Bay, Barnstaple Bay, Saunton Sands and Baggy Point, extending out to Lundy Island. The elevated position also provides the perfect setting to enjoy some of North Devon's most stunning sunsets.

The interior has been recently refurbished and is presented to a high standard throughout, creating a bright, attractive and low-maintenance space that is ready to be enjoyed immediately.

The quality of the finish enhances the practicality of the hut, making it an ideal coastal retreat with minimal upkeep required.

The hut is ideally situated just a few steps from the popular Pier House pub and restaurant, with public conveniences nearby and the excellent range of village amenities all within easy level walking distance.

A particularly attractive feature is that the property is completely freehold, with no annual service charges, ground rent or management fees.

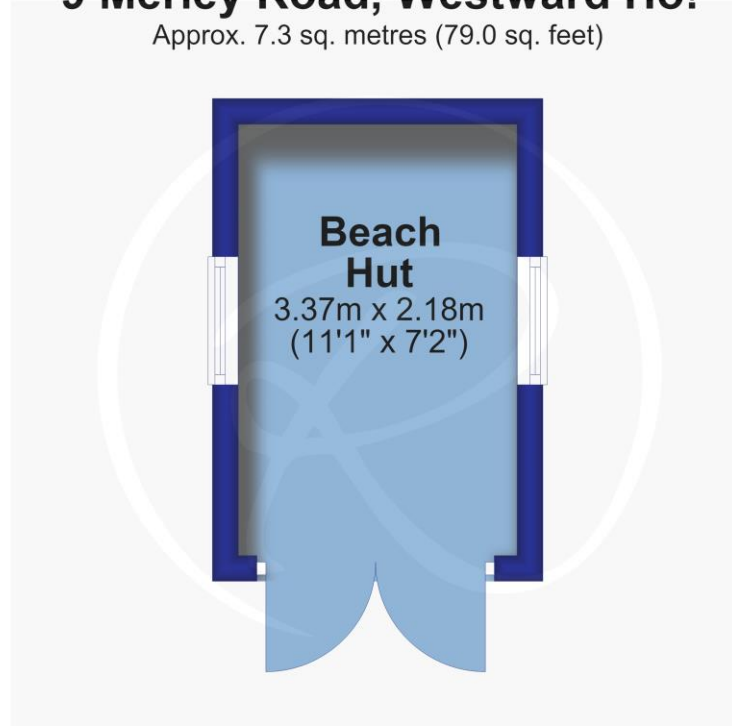
Westward Ho! is one of North Devon's most desirable coastal villages, renowned for its long, golden Blue Flag beach, dramatic pebble ridge and the prestigious Royal North Devon Golf Club. The village offers a wide range of amenities including cafés, bars, restaurants, independent shops, a butcher, bakery, convenience stores and a post office.

Just a short drive away is the historic port town of Bideford, offering a wider selection of shopping, leisure and commercial facilities, along with excellent transport links via the A361 to Junction 27 of the M5 motorway.

Externally, the beach hut occupies a level plot with pedestrian access from the rear. To the front is a pleasant grassed area, ideal for sitting back and taking in the uninterrupted coastal views, with the promenade pathway running directly in front of the property, providing easy access to the beach and surrounding attractions.

## 9 Merley Road, Westward Ho!

Approx. 7.3 sq. metres (79.0 sq. feet)



Total area: approx. 7.3 sq. metres (79.0 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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