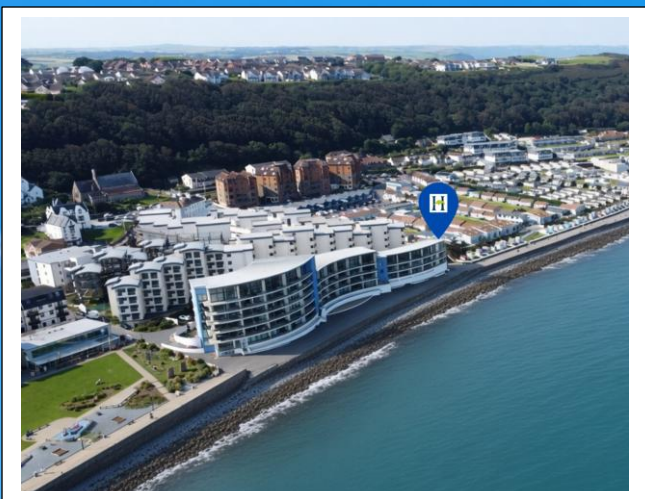




28 Horizon View

Bath Hotel Road, Westward Ho! Devon EX39 1GX

Price Guide: £410,000

HARDING & CO
ESTATE AGENTS & VALUERS

One of just 3 apartments, on the western side of this popular block of luxury sea facing apartments in a front line position in Westward Ho!. This 2 bed (1 en-suite) apartment would be considered to be in probably one of the best positions at Horizon View, benefitting from a lovely reception and kitchen space with height floor to ceiling windows and a full wrap around balcony, extending all the way around to the main bedroom and enjoying afternoon and evening sun. Lift access to the 2nd floor, underground secure parking, gas CH. Great holiday letting potential.

There is access along the promenade to National Trust coastal and cliff walks (towards Clovelly/Hartland), as well as being a short walk the village centre which has shops catering for day to day needs and many new pubs and restaurants.

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. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.

Entrance Hall

Open Plan Kitchen/Living Room 8.2m x 6.3m (26'10" x 20'7")

Bedroom 1 4.1m x 3.5m (13'5 x 11'5)

En-Suite Bathroom

Bedroom 2 3.4m x 2.7m (11'2" x 8'10")

Shower Room

Balcony Area: 29.5 sq.m (310 sq.ft)

Parking

Underground parking area with one space and visitors parking to the front. (space 62), with additional area consisting of a large storage cage.

Services

All main services connected.

Tenure

The property is available with the remainder of a 999 year lease which commenced circa. 2008. This apartment also includes two Shares of the Freehold so no ground rent payable.

Service Charge

2026: £3,651.62 which included the use of electric and water.

Council Tax Band: E

Energy Performance Certificate: TBC

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.





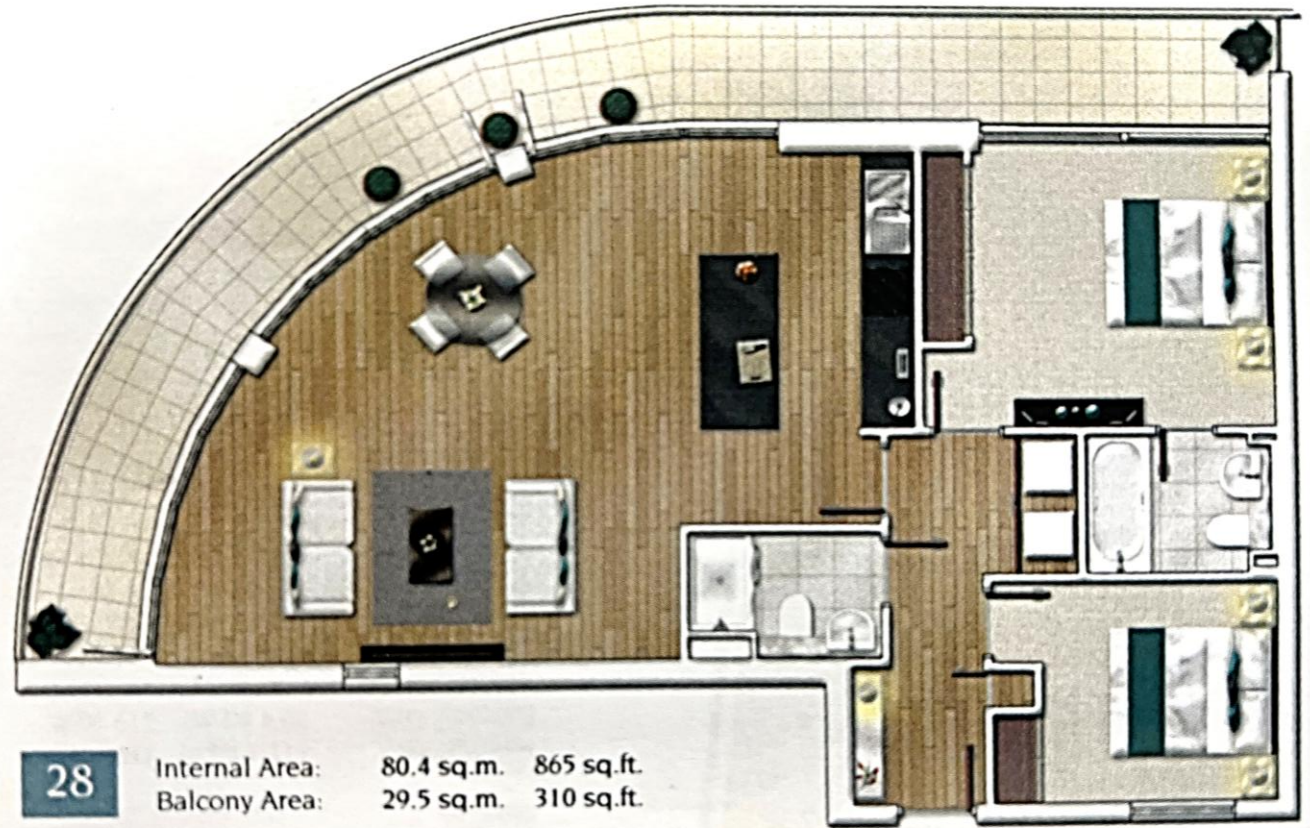
Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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Internal Area: 80.4 sq.m. 865 sq.ft.
Balcony Area: 29.5 sq.m. 310 sq.ft.

Living/Dining
inc Kitchen: 8.2 x 6.3m 26'10" x 20'7"
Master Bedroom: 4.1 x 3.5m 13'5" x 11'5"
Bedroom Two: 3.4 x 2.7m 11'2" x 8'10"



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.

HB95 Ravensworth 01670 713330

