



33 OCEAN PARK
WESTWARD HO!, BIDEFORD, DEVON, EX39 1NA

£310,000

A well presented ground floor apartment in the prestigious Ocean Park development, offering 2 double bedrooms, 2 shower rooms, a contemporary integrated kitchen, spacious living accommodation, private balcony with stunning coastal views, underground parking and superb communal gardens, just moments from the beach.

Ocean Park is an exclusive development of luxury apartments, thoughtfully designed to maximise the spectacular panoramic coastal views across Northam Burrows, the Taw and Torridge Estuary, Bideford Bay and towards Lundy Island.

This superbly presented and particularly spacious ground floor apartment has been comprehensively upgraded in recent years to provide stylish, contemporary living in one of North Devon's most sought-after coastal developments. Offering generous accommodation throughout, the property enjoys a spectacular coastal outlook, its own private balcony, designated underground parking, gas central heating and double glazing.

The spacious open-plan living area is flooded with natural light, with large glazed doors opening on to Juliette balcony as well as a further door leading to a further balcony with space for a seating area, creating the perfect space to relax while enjoying the far-reaching sea and coastal views. The recently refitted contemporary kitchen is fitted with a quality range of integrated appliances, complemented by sleek cabinetry and generous worktop space.





The apartment offers two well-proportioned double bedrooms, both beautifully presented with stylish décor and fitted carpets. The principal bedroom benefits from a modern en-suite shower room, while the second bedroom is served by a well-appointed family shower room.

Further improvements throughout the apartment include recently fitted carpet and tasteful redecoration, creating a home that is ready to move straight into.

The development benefits from a telephone security entry system, lift access to all floors including the secure underground parking area, beautifully maintained communal gardens with secluded seating areas, and a designated underground parking space.

NEED TO KNOW

Services: All mains services are connected

Energy Performance Certificate (EPC): C (76)

Council Tax: Band D (£2,618.24 per annum)

Tenure: The property is held on the balance of a 999 year lease commencing from 2001 with an annual maintenance charge of approximately £1600 per annum. Ocean Park is managed by Northwood UK in Barnstaple, and the owners of each apartment own 1/40th share of the Freehold. Agents Note: No pets allowed under the Lease Terms.

What3Words: [deeper.works.comic](https://www.what3words.com/deeper.works.comic)





24 The Quay | Bideford | Devon | EX39 2EZ



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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