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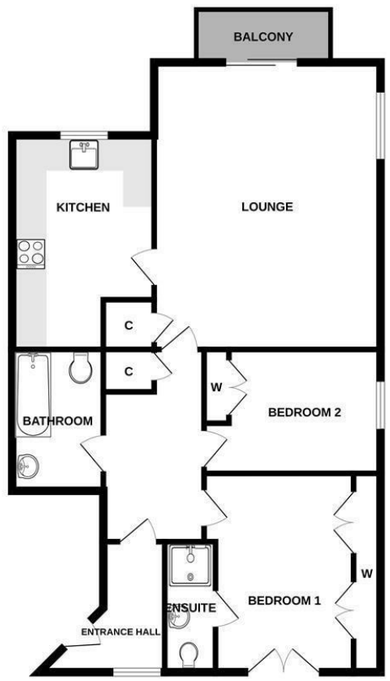
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Starting from our office on The Quay in Bideford, head west towards the Old Bridge roundabout and take the first exit onto Kingsley Road (A386), following signs for Northam and Westward Ho!. Continue along Kingsley Road for about a mile and a half, passing through Northam. As you leave Northam, bear right to stay on Atlantic Way (B3236) towards Westward Ho!. Continue on Atlantic Way for roughly another mile, then turn right into the Ocean Park development. Follow the road through the estate - number 37 will be clearly signposted within the development. The drive should take

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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37 Ocean Park

Atlantic Way Westward Ho!, Bideford, EX39 1NA

Price Guide

£299,950

- Panoramic Sea Views
- Secure Parking Area
- Well Presented
- Spacious Apartment
- Additional Outside Storage
- Stones Throw From The Beach
- Level Walk To The Village Centre





Just moments from the golden sands of Westward Ho!, this two-bedroom apartment offers spacious living with breathtaking panoramic sea views. The apartment provides a light and airy feel, with coastal views enjoyed from several points within the home. Conveniently located within easy walking distance of the beach, village shops, cafés, and local amenities, the property also benefits from a lift to all floors, fire alarm system within apartment and in communal areas, secure parking, a rare and valuable asset so close to the seafront. Whether you're searching for a permanent home or a coastal retreat this apartment offers the ideal blend of location, lifestyle, and lock-up-and-leave convenience.

To the front of the property, pathways lead to each clearly labelled block of apartments, with individual front door access. At the rear, there is a large visitors' parking area offering ample parking space. Additionally, a secure garaged parking area is located beneath the building, with Apartment 37 benefiting from its own allocated space. Apartment 37 also enjoys a separate lockable storage unit outside, perfect for garden tools or outdoor equipment. Residents can also enjoy the well-kept communal garden, beautifully maintained with a variety of mature shrubs and plants, providing a pleasant shared outdoor space.

SERVICES - All mains services connected, gas fired central heating. (owner advised new combi boiler installed in October 2023). The service charge for 2025 is £1,500, payable in two instalments: £800 due on or before 31st January 2025, £700 due on or before 1st July 2025.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 80 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Council Tax band
D

EPC Rating
B

Tenure
Leasehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Room list:

Communal Entrance Hall

Entrance

Lounge/Diner
6.02 x 5.28 (19'9" x 17'4")

Balcony
2.44 x 1.02 (8'0" x 3'4")

Kitchen
3.8 x 2.74 (12'6" x 9'0")

Bedroom One
4.22 x 2.87 (13'10" x 9'5")

Ensuite

Bedroom Two
4.14 x 2.62 (13'7" x 8'7")

Bathroom

LEASE DETAILS - 37 Ocean Park is held on the balance of a 999 year lease commencing 2001, the annual maintenance charge includes buildings insurance, the maintenance of all common parts including cleaning, lighting, heating of common hallways and staircases, and lift maintenance etc. The owners of each apartment own 1/40th share of the freehold in the development. The management company is Northwood of Barnstaple.

annual service charge for 2025 is £1500, and is payable in two installments with the first payment of £800 being due on or before 31st January 2025 and the second payment of £700 on or before 1st July 2025.

Below are extracts taken from the lease pertaining to the occupation of the flat and the restriction on pets
3.12 – To use the premises for the purposes of a private residence in the occupation of one family only (without prejudice to the tenants right to let the premises on an Assured Shorthold Tenancy and for Private holidays).
3.34 – Not to keep any dog or any other animal, bird or pet whatsoever in the premises without the previous consent in writing of the landlord (which may be withdrawn) – we have it on good authority that consent will not be given.

