



**BRIGHTS**  
ESTATE AGENTS



**29 OCEAN PARK, WESTWARD HO!, BIDEFORD. EX39 INA**  
**GUIDE £350,000**

An impressive three bedroom penthouse duplex apartment having a spacious and light living/dining room, three en-suites plus a private top floor balcony. The building has a sunny south facing front aspect, far reaching and quite spectacular unobstructed coastal views to the west side and rear encompassing the long sandy beach, Torridge estuary to Bideford Bay and distant Baggy Point headland.



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A spacious purpose built self-contained penthouse apartment with far reaching and quite spectacular unobstructed coastal views to the west side and rear encompassing the long sandy beach, Torridge estuary to Bideford Bay, distant Baggy Point headland and Lundy Island. Affording a superb and spacious reception room, well equipped modern kitchen, three bedrooms and three en suites. Ocean Park is a fine development of 40 quality apartments constructed by Grenco Ltd in the early 2000's with stone and facing brick external elevations, wood effect uPVC double glazed windows beneath concrete tile covered mains roofs. Very convenient for the amenities of this very popular seaside resort which, together with its long sandy beach and adjoining Championship Golf Course, provides a full section of local shops including small supermarket, newsagents, butchers, post office, chemist etc together with a village pub, bars and restaurants.

The Port and Market town of Bideford is some 3 miles distant and there is easy access to the North Devon Link Road allowing connection to North Devon's principal town of Barnstaple (approx. 12 miles) and the M5 Motorway (approx. 48 miles).

**SERVICES:** All mains connected. Gas fired central heating.

**COUNCIL TAX:** Band E

**TENURE:** Leasehold. Balance of 999 year lease from 2001. Ground rent is currently not payable and the maintenance charge is currently in the region of £1,600 per annum which includes building insurance and the maintenance of all common parts including cleaning, lighting of common hallways, staircases and lift maintenance. Ocean Park is to the most part self-managed by Ocean Park Westward Ho! Ltd and is supported by a local management company. Each apartment owner has a 1/40th share in the freehold of the development.

**AGENTS NOTE:** 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.

**DIRECTIONS:** From Bideford Quay proceed northerly passing through the Heywood Road roundabout at the end of the Torridge Bridge as towards Westward Ho!. Follow this route bypassing Northam village which leads down onto Atlantic Way the main route in to Westward Ho!. Continue into the one way system passing Kingsley Hall on the right after which ignore the 2 turnings to the right into the village centre whereupon Ocean Park will be seen on the right. All the apartments have a pedestrian access onto Atlantic Way with a small parking layby. For vehicular access continue into Merley Road and turn immediately right through Golden Bay Holiday Park which gives access to a large parking area and the secure and allocated basement parking.

The accommodation is currently arranged to provide (all measurements are approximate):-

Front entrance door into: **ENTRANCE HALL:** Fitted doormat, radiator and fitted carpet.

**INNER HALL:** Built in storage cupboard currently used to store a tumble dryer, radiator and fitted carpet. Stairs to the first floor.

**OPEN PLAN LIVING/DINING ROOM:** 7.79m x 5.03m MAX. Three radiators and fitted carpet, two Velux windows, UPVC double glazed sliding doors opening onto the **BALCONY:** Railings, tiled flooring and a fantastic view of Westward Ho! Beach.

**KITCHEN:** 3.90m x 2.81m Working surface incorporating four ring gas hob with extractor above, one and a half bowl textured sink unit plus tiled splashback. Integrated dishwasher, fridge freezer and washing machine. Cupboards and drawers with matching wall units, eyelevel double oven. Fantastic Seaview.

**BEDROOM ONE:** 4.24m x 4.04m Two built-in double door wardrobes, radiator and fitted carpet. UPVC double glazed doors opening onto a Juliet balcony. **ENSUITE:** Fully tiled shower cubicle, low-level WC, wash basin with storage below and ladder style radiator. Fully tiled splashback. Laminate flooring. Extractor fan.

**STAIRS AND FIRST FLOOR LANDING:** Fitted carpet and emergency fire exit door.

**BEDROOM TWO:** 5.85m x 4.43m MAX. Radiator and fitted carpet, two sets of built-in double door wardrobes, eaves storage and Velux Windows. Cupboard housing the Worcester gas fired boiler with fitted shelving. UPVC double glazed sliding door onto the balcony with a fantastic sea and beach view. **EN SUITE:** Fully tiled corner shower unit, low-level dual flush WC, wash basin vanity unit and further cupboard storage. Chrome ladder style radiator, extractor fan and laminate flooring. Velux window.

**BEDROOM THREE:** 4.11m x 3.17m Radiator, fitted carpet and desk unit. Four Velux windows. **ENSUITE:** Fully tiled shower cubicle, wash basin and low-level dual flush WC combi unit with storage underneath. Extensive wall tiling, extractor fan and ladder style radiator. Laminate flooring.

**OUTSIDE:** The development benefits from well-maintained communal garden areas, secure basement parking with allocated spaces for each apartment plus extensive external visitors parking. In addition there is an external lock up store. There is also a good sized storage locker within the parking area within the building, very useful for tools etc.



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**CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008** – 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 availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.  
Applicants should verify details by personal examination and enquiry.

**ANTI MONEY LAUNDERING REGULATIONS** - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	80	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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