



FLAT 1, Highborough, Bay View Road, Northam EX39 1BJ £175,000

Tastefully presented ground floor apartment in an elevated position off Bay View Road, offering versatile one or two-bedroom accommodation, a private entrance, communal gardens and allocated parking. Conveniently located near village amenities, Westward Ho! beach and the South West Coast Path.

Occupying an elevated position just off the ever-popular Bay View Road, Flat 1, Highborough House is a tastefully presented ground floor apartment set within an attractive Victorian building comprising five flats, each benefiting from a share of the freehold.

The apartment offers versatile accommodation which can be arranged as either a one or two-bedroom property, depending on individual requirements. The current vendors utilise the larger of the two bedrooms as an additional lounge, creating a comfortable and flexible living space.

Ideally positioned within easy reach of the amenities of Northam and Westward Ho!, the property is also conveniently located close to the South West Coast Path and the renowned sandy beach at Westward Ho!.

Accessed via its own private entrance, the accommodation comprises a light and airy living room and a galley-style kitchen fitted with a range of units, work surfaces, an integrated oven and hob, and space for a fridge freezer and washing machine.

The larger of the two bedrooms is a particularly generous room, featuring an impressive bay window which allows plenty of natural light to flood the space, an attractive feature fireplace and built-in storage. Currently utilised as a second sitting room by the vendors, it offers excellent flexibility, while the second bedroom is also a double, providing comfortable sleeping accommodation.

The stylish bathroom has been tastefully updated and features a white suite with a large walk in shower enclosure.

Outside, the property benefits from an allocated parking space, visitor parking and access to well-maintained communal gardens.

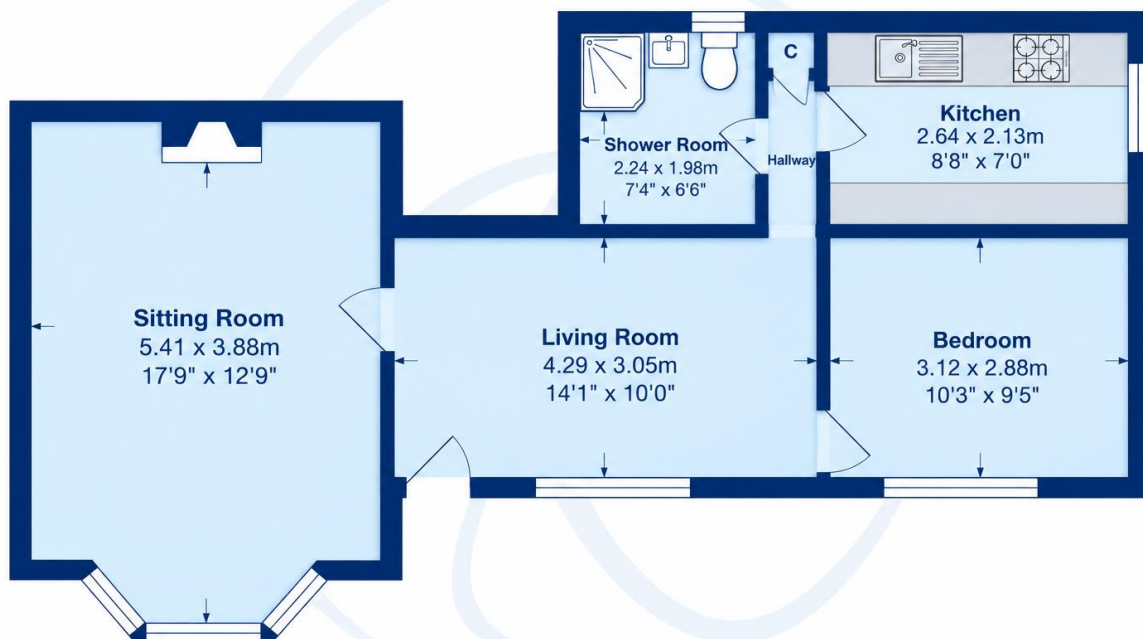
Further benefits include an approximately 962-year lease (999 years granted in 1989), a 1/5 share of the freehold and an annual service charge of £1440 (paid monthly).

NB: The property may be used as a second home but cannot be used for holiday letting purposes.

Services: All mains services are connected

Energy Performance Certificate: D (68)

Council Tax: BAND A (£1,745.49 per annum)



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.