



59 Horizon View

Bath Hotel Road, Westward Ho! Devon EX39 1GX

Price Guide £450,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A top floor penthouse, 2 bedroom apartment in one of the best positions in Horizon View, featuring floor to ceiling windows in the main bedroom and living room affording fantastic sea views and a large balcony with direct access off both rooms. This property has been run as a successful 5 star holiday let producing around £30k/annum. Lift, Hall, living space with open plan kitchen/diner, 2 double beds (one en-suite) family shower room, underground and visitors parking with gated access, gas CH and DG- within short walk of village centre.

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.

- Low voltage ceiling downlighters
- Thermostatically controlled gas fired central heating.
- Satellite TV and telephone socket to master bedroom and second bedroom.
- Double glazing.
- Potentially lucrative Holiday Let
- Under and above ground parking areas
- Sea Views From Lounge & Bedroom One

**Living/Dining (inc. Kitchen)**  
**27'5" (8.4m) x 13'0" (4.0m) Measurements**  
**include the kitchen area**

**Master Bedroom with Dressing Area and En-suite**  
**16'4" (5.0m) x 12'2" (3.7m)**

**Bedroom Two**  
**11'5" (3.5m) x 11'9" (3.6m)**

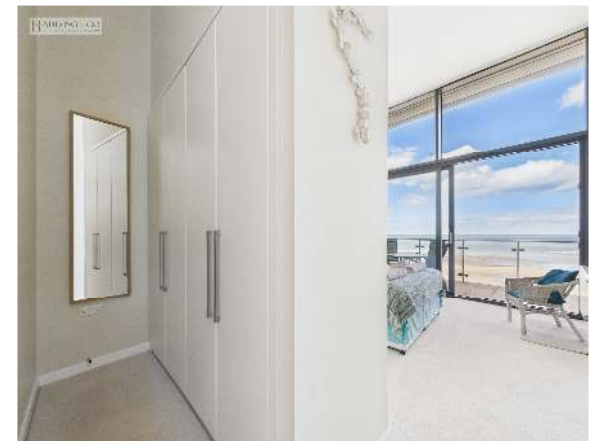
**Family bathroom**

**Services:** Our client informs us that the 2024 service charge is £4,500 which includes include the majority of electric and water, half of this is paid in 6 monthly intervals. No Ground Rent to pay as this apartment owns a share of the freehold.

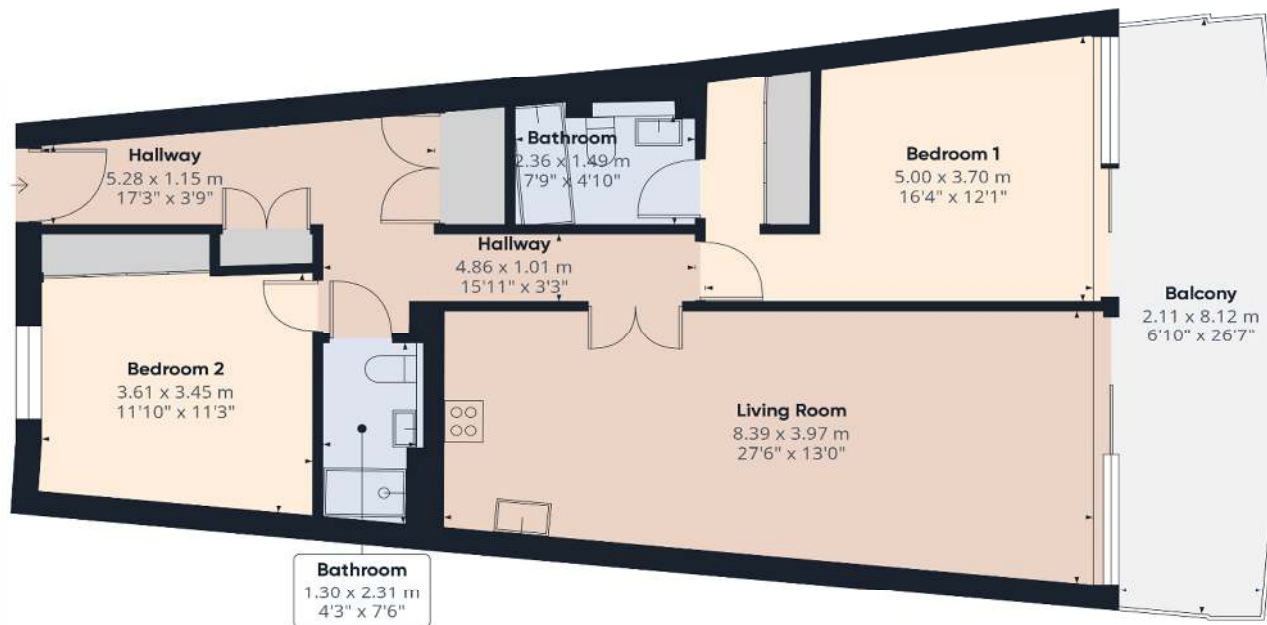
**Lease:** 999 year lease from 2007.

**Energy Performance Certificate: C**  
**Council Tax Banding: D**

**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.







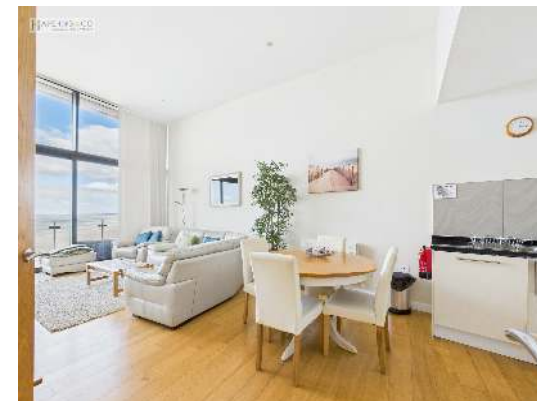
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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will 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.

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