



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 sq.m.) approx.  
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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## Luxurious Coastal Living!!

17 Ocean Park Atlantic Way, Westward Ho, Bideford, EX39 1NA

- Well Appointed Coastal Apartment
- Gas Radiator Central Heating
- Designated Garaging
- Panoramic Views to Lundy Island
- 2 Bedrooms (master en-suite)
- Balcony
- Double Glazing
- Easy access to local amenities
- Internal Inspection a must!!

Guide Price

**£299,950**

## Directions

From Bideford Quay proceed in an easterly direction as though out of the town, passing Morrisons on your right hand side, and onwards to Heywood Roundabout where turn left onto the A39. Continue to a set of traffic lights where turn right signed Westward Ho!. Proceed into the village, descending a hill, whereby after a sharp right hand bend, Ocean Park is located on your left hand side, whilst number 17 is in the middle right hand block, being block C.

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

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Overview

Ocean Park is a high quality development of self contained southerly facing apartments constructed by Grenco LTD in four separate blocks, pleasantly set affording panoramic views across Bideford and Barnstaple Bay, to Saunton Sands, Baggy Point, and out to sea to Lundy Island, which affords some stunning sunsets. The selling agents advise that the property is ideally suited as a main residence or second home, being within an easy level walk of the villages amenities and seafront.

Briefly the PVC double glazed and gas centrally heated accommodation comprises communal entrance hall with stairred or lift access to the relevant floor, private entrance porch and hall, a dual aspect living room with access to a balcony providing the superb coastal views, a well appointed kitchen, a master bedroom with a juliette balcony and ensuite shower room, along with a further double bedroom and a bathroom.

Westward Ho! is a very popular North Devon coastal village, with a number of bars and restaurants and local shops including a butchers, convenience stores, a baker and a post office, along with its golden sandy Blue Flag beach, adjoining the pebble ridge, and the Royal North Devon Golf Club. Just a short drive away is the working port and market town of Bideford, located on the banks of the River Torridge, with an excellent range of facilities including schooling for all ages, and a selection of leisure amenities. Appledore, a former fishing village with its quaint narrow streets and quay is just a few minutes away by car. Accessible via the A39/North Devon Link Road is Barnstaple, North Devon's Regional Centre, which houses the areas main shopping business and commercial venues, where fast access is available via the A361 to Junction 27 of the M5, part of the National Motorway Network.

## Services

All mains services available

## Council Tax band

D

## EPC Rating

C

## Tenure

Leasehold - Share of Freehold

## Viewings

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



## Outside

Externally, there are well maintained communal gardens and grounds. There is a designated parking facility within a communal garage facility on the lower ground floor, accessed via a remote operated door, with additional parking available within the development.

LEASE DETAILS: 17 Ocean Park is held on the balance of a 999 year lease commencing 2001, with an annual maintenance charge of approximately £1600 per annum, to include buildings insurance, the maintenance of all common parts including cleaning, lighting, heating of common hallways and staircases, and including lift maintenance etc. The owners of each apartment owns 1/40th share of the freehold in the development.

AGENTS NOTE: We are advised that Ocean Park has a restriction against pets. Please contact the agents for further details.



## Room list:

### Entrance Porch and Hall

### Living Room

5.94m x 4.88m (19'6" x 16')

### Kitchen

3.89m x 2.74m (12'9" x 9')

### Master Bedroom

4.01m maximum x 3.40m minimum (13'2" maximum x 11'2" minimum)

### En-suite

### Bedroom 2

4.04m x 2.64m (13'3" x 8'8")

### Bathroom

2.29m x 1.91m (7'6" x 6'3")