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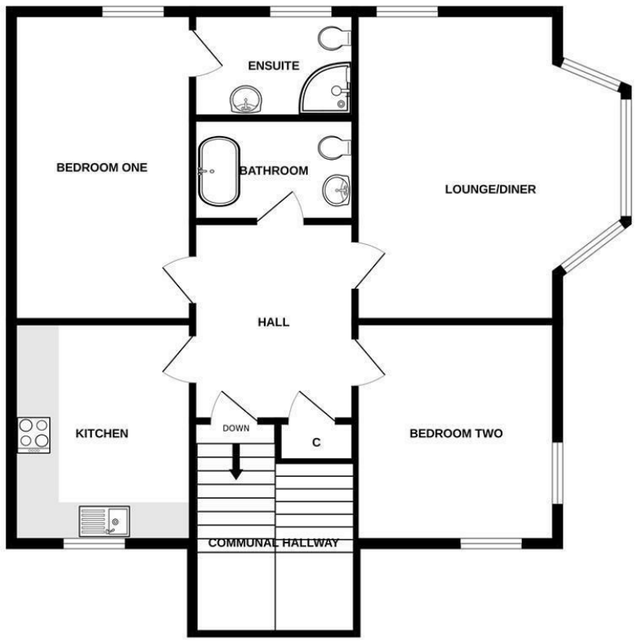
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GROUND FLOOR



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 takes 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

From Bideford Quay, proceed towards Heyward roundabout and take the second exit signposted Appledore & Northam. Continue along this road into Westward Ho! passing the speed camera on your left. Upon entering the one-way system, "Seascape" will be found on your right-hand side.

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

Call 01237 879797

or email bideford@phillipsland.com

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Flat 6, Seascape

Atlantic Way, Westward Ho!, Bideford, EX39 1HX

Guide Price

£285,000

- No Onward Chain
- Panoramic Sea Views
- Perfect Main Home, Coastal Retreat Or Holiday Let
- Modern Kitchen & Bathroom
- Dual Aspect Lounge/ Dining Room
- Close to Amenities
- Well Presented Throughout
- Master Bedroom with Ensuite
- Allocated Off-Road Parking





Accessed via a communal hallway, the apartment opens into a central entrance hall with a useful storage cupboard and doors leading to all principal rooms.

The spacious lounge/diner is a particular highlight, featuring a prominent bay window and a dual aspect that fills the room with natural light. Stunning sea views across Westward Ho! beach provide an impressive backdrop, while the generous layout offers ample space for both comfortable seating and a dining table.

A separate kitchen sits off the hallway, providing a dedicated space for cooking, with work surfaces arranged along two sides and a window above the sink bringing in natural light.

Both bedrooms are comfortable doubles. The principal bedroom benefits from an en-suite shower room comprising a shower enclosure, wash basin and WC, while the second bedroom enjoys a dual aspect and offers flexibility for family, guests or home working. A separate bathroom, fitted with a bath, wash basin and WC, completes the accommodation.

Converted to a high standard in 2015, the apartment benefits from UPVC double glazing, gas-fired central heating and inset spotlights throughout. Outside, residents have use of communal gardens, providing a shared outdoor space to enjoy, together with the convenience of an allocated parking space.

The property is held on the remainder of a 999-year lease that began in 2015. The annual service charge, which includes buildings insurance, is £1,400. Each apartment also owns a one-sixth share of the freehold. Unfortunately there are no pets allowed due to the lease restrictions.

All mains services connected.

Agent Note: The property could be available fully furnished, should any prospective purchaser be looking to use it as a holiday home or holiday let.

Council Tax band
A

EPC Rating
C

Tenure
Leasehold - Share of Freehold

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





Room list:

Communal Hallway

Kitchen
3.62 x 2.96 (11'11" x 9'9")

Lounge/Diner
5.04 x 4.63 (16'6" x 15'2")

Master Bedroom
5.04 x 2.96 (16'6" x 9'9")

Ensuite

Bedroom Two
3.62 x 3.29 (11'11" x 10'10")

Bathroom

Location
Westward Ho! is a highly sought-after coastal village in North Devon, offering a good selection of local amenities, along with its renowned golden sandy Blue Flag beach, adjoining pebble ridge, and the Royal North Devon Golf Club.

A short drive away is the working port and market town of Bideford, situated on the banks of the River Torridge. It provides an excellent range of facilities, including schooling for all ages and a variety of leisure amenities. Appledore, a former fishing village with quaint narrow streets and a picturesque quay, is just a few minutes away by car.

Barnstaple, North Devon's regional centre, is easily accessible via the A39 North Devon Link Road and offers the area's main shopping, business, and commercial facilities. It also provides convenient access to the A361 and onwards to Junction 27 of the M5, connecting to the national motorway network.

